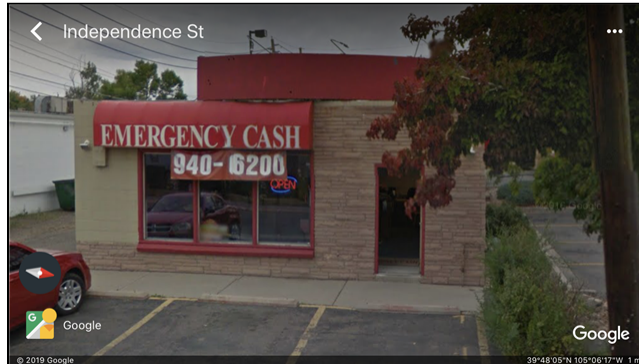


# Inspection Report

**Reilly Chunn**

**Property Address:**  
5793 Independence Street  
Arvada Colorado 80002



**Aberle Home Inspections LLC**

**Gary Aberle**  
**Po Box 270114**  
**Fort Collins CO 80527**  
**970-556-4875**

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<b>Date:</b> 2/20/2019	<b>Time:</b> 09:00 PM	<b>Report ID:</b> 02192019
<b>Property:</b> 5793 Independence Street Arvada Colorado 80002	<b>Customer:</b> Reilly Chunn	<b>Real Estate Professional:</b>

**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 building. 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 building or building.

**(Summary items)** = 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.

**In Attendance:**

Customer and their agent

**Approximate age of building:**

Over 50 Years

**Temperature:**

Below 32 (F) = 0 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Frozen

**Rain in last 3 days:**

No

1. Roofing

The building 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 building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1.0	Roof Coverings
1.1	Flashings
1.2	Skylights, Chimneys and Roof Penetrations
1.3	Roof Drainage Systems
1.4	Roof Structure and Attic
1.5	Visible electric wiring in Attic
1.6	Ventilation of Attic
1.7	Insulation in Attic

**Styles & Materials**  
**Roof Covering:**  
Asphalt/Fiberglass  
**Viewed roof covering from:**  
Walked roof  
**Roof Structure:**  
Not visible  
**Roof-Type:**  
Flat  
**Method used to observe attic:**  
Inaccessible  
**Attic info:**  
No Storage  
**Attic Insulation:**  
Unknown  
**Ventilation:**  
None found  
**Chimney (exterior):**  
Metal Flue Pipe

1.0 Inspected, roof appears to be at near or the end of its life. Roof sealant is cracked in multiple places, possible moisture intrusion. Roof seal around the exterior wall is cracked and pulled away in multiple places, possible moisture intrusion. Roof has multiple soft spots, most noticeable in the south east corner of the roof. Multiple sign of moisture intrusion to the interior of the building



1.0 Item 1(Picture) Roof cover



1.0 Item 2(Picture) Roof cover



1.0 Item 3(Picture) Chimney



1.0 Item 4(Picture) Roof soft spot



1.0 Item 5(Picture) Roof membrane loose



1.0 Item 6(Picture) Roof



1.0 Item 7(Picture) Possible negative flow



**1.1** Inspected

**1.2** Inspected

**1.3** Inspected. Roof drainage system is damaged and full of debris. Roof appears to leak behind the roof drainage in some places, possible moisture intrusion. Wood rot behind roof drainage system.



1.3 Item 1(Picture) Roof drainage



1.3 Item 2(Picture) Roof leak behind drainage system



1.3 Item 3(Picture) Wood rot

**1.4** Inspected

**1.5** Inspected

**1.6**

Inspected

**1.7**

Inspected

---

The roof of the building 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 building 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 building 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 building 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 building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

<b>2.0</b>	<b>Wall Cladding Flashing and Trim</b>
<b>2.1</b>	<b>Doors (Exterior)</b>
<b>2.2</b>	<b>Windows</b>
<b>2.3</b>	<b>Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)</b>
<b>2.4</b>	<b>General topography, parking areas and sidewalks</b>
<b>2.5</b>	<b>Exterior lighting and landscaping</b>

### **Styles & Materials**

#### **Siding Style:**

Block and mortar

#### **Siding Material:**

Full brick

Brick veneer

#### **Exterior Entry**

##### **Doors:**

Steel

Insulated glass

#### **Appurtenance:**

Sidewalk

#### **Driveway:**

Asphalt

#### **General**

#### **Topography:**

Flat and Sloped

#### **Number of**

#### **Parking levels:**

One

#### **Number of**

#### **parking spaces:**

Less than 10

#### **Method used to determine parking spaces:**

Visually counted spaces

#### **Access Roads:**

City Street

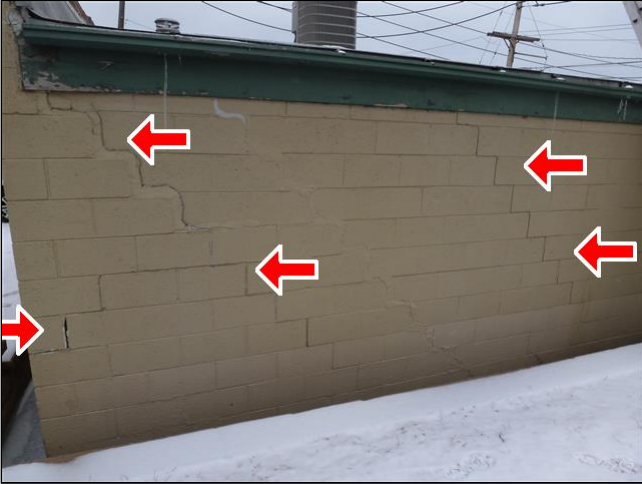
#### **Storm Water**

#### **Drain:**

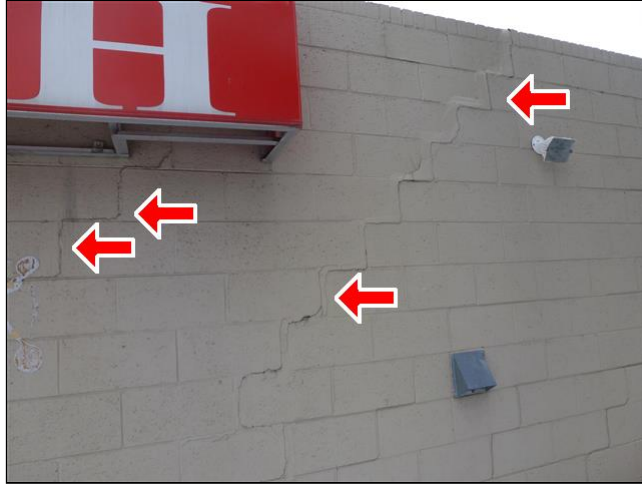
Discharges at street



2.0 Inspected. Exterior walls have multiple areas of shift. Some areas appear to be old and have been repaired. Visible sign of new shift in the exterior walls, more noticeable on the west side of the building.



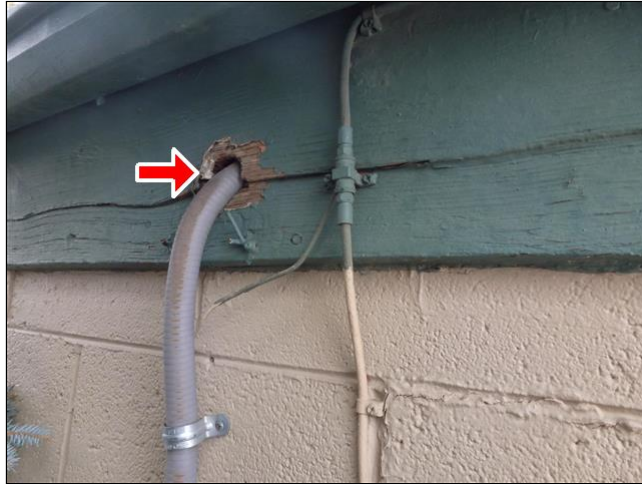
2.0 Item 1(Picture) Exterior wall shift



2.0 Item 2(Picture) Exterior wall



2.0 Item 3(Picture) Exterior wall shift



2.0 Item 4(Picture) Electrical entrance

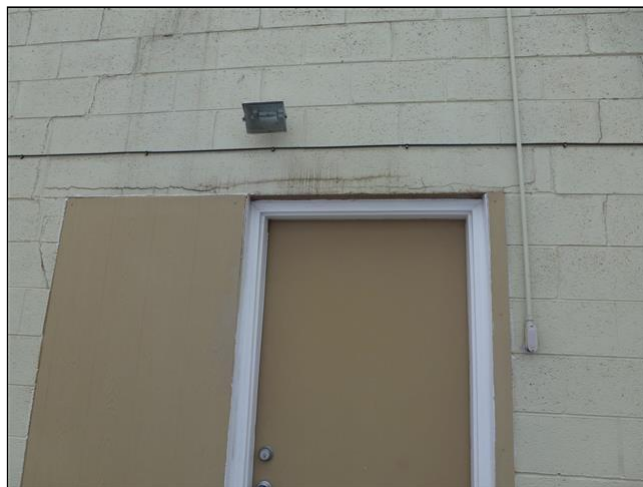


2.0 Item 5(Picture) Wall separation



2.0 Item 6(Picture) Exterior crack above window

**2.1** Inspected. Side door missing weatherstrip



2.1 Item 1(Picture) Exterior side door

2.1 Item 2(Picture) Exterior side door

**2.2** Inspected. Visible sign of exterior wall shift around larger windows, possible moisture intrusion



2.2 Item 1(Picture) Exterior side window

2.2 Item 2(Picture) Exterior side window





2.2 Item 3(Picture) Exterior front window



2.2 Item 4(Picture) Exterior wall shift around windows

### 2.3

Inspected

### 2.4

Inspected

### 2.5

Inspected

---

The exterior of the building 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. Basement, Foundations and Crawlspaces

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building 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 building 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 building inspector or other persons.

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The structure of the building 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.

## 4. HVAC Heat, Ventilation, Air Conditioning

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; 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 building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine buildingowner maintenance. The building 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.

<b>4.0</b>	<b>Heating Equipment</b>
<b>4.1</b>	<b>Normal Operating Controls</b>
<b>4.2</b>	<b>Automatic Safety Controls</b>
<b>4.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>
<b>4.4</b>	<b>Presence of Installed Heat Source in Each Room</b>
<b>4.5</b>	<b>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</b>
<b>4.6</b>	<b>Cooling and Air Handler Equipment</b>
<b>4.7</b>	<b>Normal Operating Controls</b>
<b>4.8</b>	<b>Venting Systems (Kitchens, Restrooms and Laundry)</b>

### Styles & Materials

#### **Heat Type:**

Furnace

#### **Energy Source:**

Gas

#### **Number of Heat Systems**

#### **(excluding wood):**

One

#### **Heat System**

#### **Brand:**

TRANE

#### **Ductwork:**

Non-insulated

#### **Filter Type:**

Disposable

#### **Filter Size:**

16x25

#### **Cooling**

#### **Equipment Type:**

Air conditioner unit

#### **Cooling**

#### **Equipment Energy**

#### **Source:**

Electricity

#### **Number of AC**

#### **Only Units:**

One

#### **Central Air Brand:**

GOODMAN

**4.0** Inspected. Could not determine the age of the furnace, does appear to be near its life cycle. Furnace drain line appears to have a negative flow to it just before it drains to the exterior of the building. Recommend further evaluation from a licensed HVAC company. Possible freeze and back up into the furnace. Appears there was moisture that drained down the furnace chimney at one time. Possible roof leak. Recommend further evaluation



4.0 Item 1(Picture) Trane gas furnace



4.0 Item 2(Picture) Furnace manufacture label



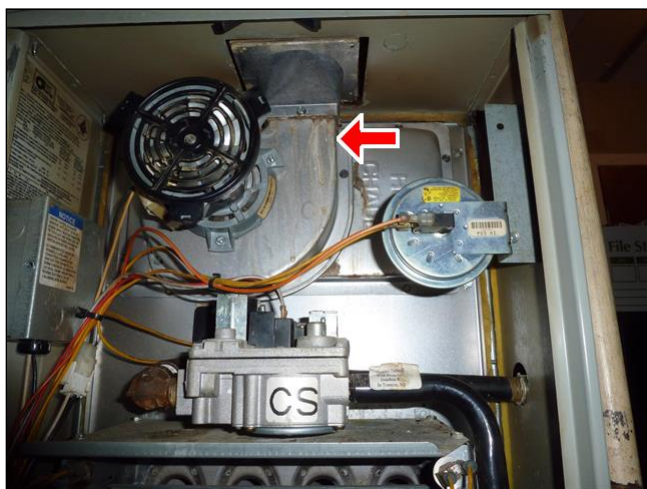
4.0 Item 3(Picture) 16 x 25 filter



4.0 Item 4(Picture) furnace condensation drain



4.1 Inspected



4.1 Item 1(Picture) possible moisture

4.2 Inspected. Safety controls located in front and behind the furnace area



4.2 Item 1(Picture) Furnace safety controls

4.3 Inspected

4.4 Heat source vents are very dirty, recommend to be cleaned



4.4 Item 1(Picture) Heat source

**4.5** Inspected. Fresh air flue for the furnace was plugged/blocked by a plastic bag. Recommend removing immediately!



4.5 Item 1(Picture) Fresh air flue

**4.6** Goodman A/C unit manufacture date of July 2003. A/C is at or beyond its expected life. Insulation is missing on the A/C lines. Did not test the A/C unit due to the outside temperature of 12 degrees above zero.



4.6 Item 1(Picture) Insulation missing



4.6 Item 2(Picture) A/C manufacture tag

**4.7** Inspected**4.8** Inspected. Bath fan very dirty, recommend to be cleaned.**4.8 Item 1(Picture) Bath fan**

---

The heating and cooling system of this building 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.

## 5. Plumbing System

The building 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 building 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 building 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 building 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.

<b>5.0</b>	<b>Plumbing Drain, Waste and Vent Systems</b>
<b>5.1</b>	<b>Plumbing Water Supply, Distribution System and Fixtures</b>
<b>5.2</b>	<b>Hot Water Systems, Controls, Chimneys, Flues and Vents</b>
<b>5.3</b>	<b>Main Water Shut-off Device (Describe location)</b>
<b>5.4</b>	<b>Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)</b>
<b>5.5</b>	<b>Main Fuel Shut-off (Describe Location)</b>

### **Styles & Materials**

#### **Water Source:**

Public

#### **Water Filters:**

None

#### **Plumbing Water Supply (into building):**

Not visible

#### **Plumbing Water Distribution (inside building):**

PEX

#### **Plumbing Waste:**

PVC

ABS

#### **Water Heater**

#### **Power Source:**

Electric

#### **Water Heater**

#### **Capacity:**

40 Gallon (1-2 people)

#### **Water Heater**

#### **Location:**

Utility Room

#### **WH Manufacturer:**

GE



## 5.0 Inspected



5.0 Item 1(Picture) Kitchen area plumbing drain system

5.1 Inspected. Vanity in bath area is cracked and drains slow. Recommend further evaluation from a licensed plumber. All sink valves had rags wrapped around them, rags were not wet, possible to keep them from freezing. Valves were located just off the exterior wall. Recommend further evaluation from a licensed plumber.

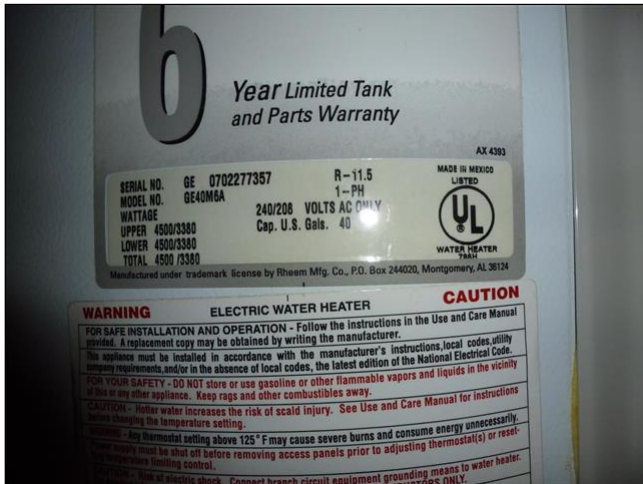


5.1 Item 1(Picture) Vanity cracked



5.1 Item 2(Picture) sink valves

**5.2** Inspected. Electric water heater GE, manufacture date of July 2002. Water heater is at or near its life expectancy.



5.2 Item 1(Picture) Water heater manufacture tag

5.2 Item 2(Picture) Water heater controls

**5.3** Main water shut-off was not located in the utility room. Possible located behind the storage shelving

**5.4**

Inspected

**5.5** Outside, north east side of building

The plumbing in the building 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 buildings 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 building 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.



## 6. Electrical System

The building 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 building 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 building inspector shall report any observed aluminum branch circuit wiring. The building 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 building 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.

<b>6.0</b>	<b>Service Entrance Conductors</b>
<b>6.1</b>	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels</b>
<b>6.2</b>	<b>Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage</b>
<b>6.3</b>	<b>Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure</b>
<b>6.4</b>	<b>Operation of GFCI (Ground Fault Circuit Interrupters)</b>
<b>6.5</b>	<b>Location of Main and Distribution Panels</b>
<b>6.6</b>	<b>Smoke Detectors</b>
<b>6.7</b>	<b>Carbon Monoxide Detectors</b>

### **Styles & Materials**

#### **Electrical Service**

##### **Conductors:**

Overhead service

##### **Panel Type:**

Circuit breakers

##### **Electric Panel**

##### **Manufacturer:**

GENERAL ELECTRIC

##### **Branch wire 15**

##### **and 20 AMP:**

Copper

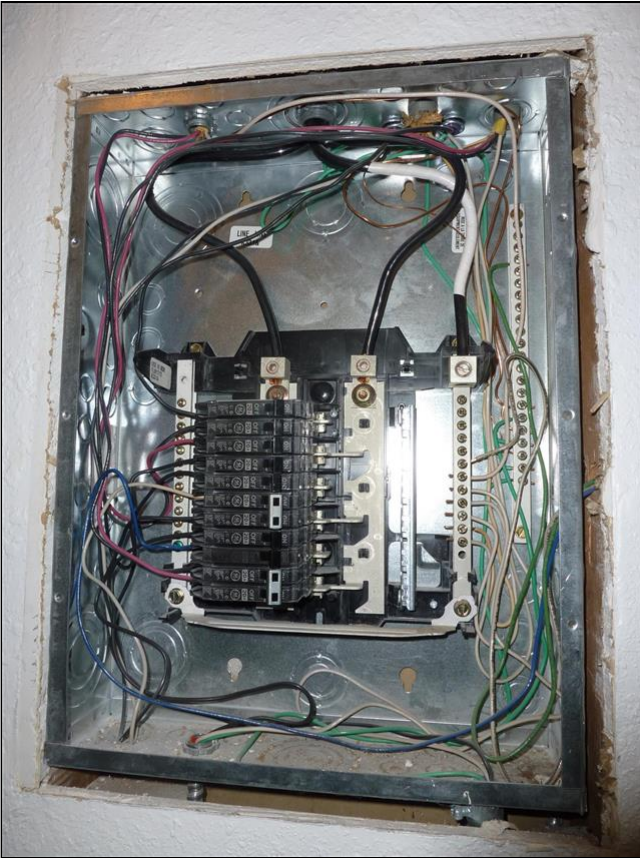
##### **Wiring Methods:**

Romex

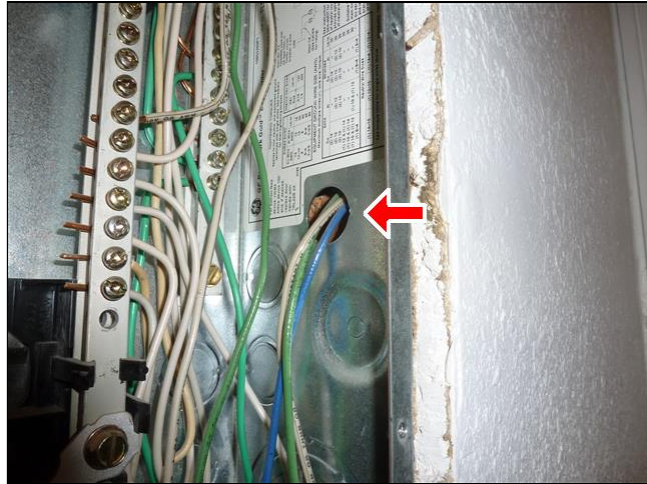
**6.1** Inspected. grounding equipment was not present. Recommend further evaluation from a licensed electrician. Electrical wire insulator missing on right side of electrical panel. Recommend further evaluation from a licensed electrician, as soon as possible!



## 6.1 Item 2(Picture) Breakers



6.1 Item 3(Picture) Electrical Panel



6.1 Item 4(Picture) No wire insulator

**6.2**

Inspected

**6.3** Inspected. Could not determine what the light switch below the fuse panel operates. Would believe it to operate the safety light around the exterior of the building. Recommend further evaluation from licensed electrician, and label the switch. Electrical outlet to the right side of the east window, upper outlet does not allow anything to be plugged into it! Recommend further evaluation from a licensed electrician.



6.3 Item 1(Picture) What does this light switch operate



6.3 Item 2(Picture) Upper electrical outlet

**6.4**

Inspected

**6.5** Back hall, just inside the south side door

**6.6** (1) Inspected. Smoke detectors were not present! Recommend installing.

(2) The smoke detector should be tested at common hallway to bedrooms upon moving in to building.

**6.7** Carbon monoxide detectors were not present. Recommend to install

---

The electrical system of the building 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.

7. Interiors

The building 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 building 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 building 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.

7.0	Ceilings
7.1	Walls
7.2	Floors
7.3	Counters and Cabinets (representative number)
7.4	Doors (representative number)
7.5	Windows (representative number)

**Styles & Materials**  
**Ceiling Materials:**  
Suspended ceiling panels  
**Wall Material:**  
Gypsum Board  
**Floor Covering(s):**  
Carpet  
**Interior Doors:**  
Wood  
**Window Types:**  
Single pane

7.0 Inspected. Ceiling has multiple areas of possible moisture intrusion.



7.0 Item 1(Picture) Moisture intrusion



**7.1** Inspected. Wall shift is present on the inside of the building just as it is on the outside of the building. Silicone/sealant around windows are cracked, possible moisture intrusion. Sign of possible moisture intrusion around multiple windows.



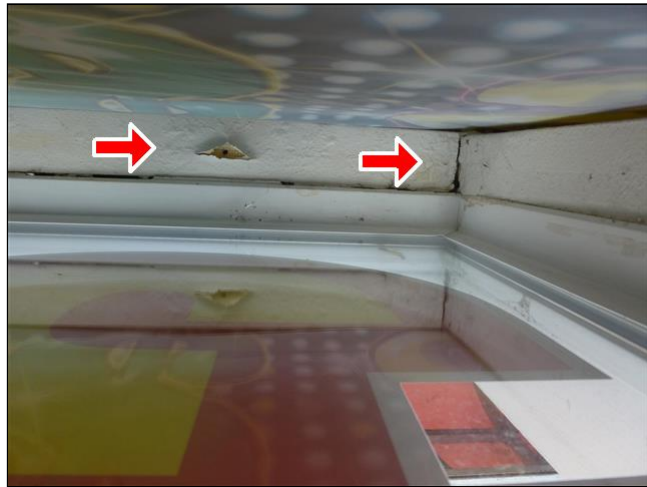
7.1 Item 1(Picture) Wall shift



7.1 Item 2(Picture) Silicone cracked



7.1 Item 3(Picture) Moisture intrusion



7.1 Item 4(Picture) Possible moisture intrusion

## 7.2

Inspected

## 7.3



Inspected

**7.4** Inspected. Cracks above door headers



7.4 Item 1(Picture) crack



7.4 Item 2(Picture) Header crack

**7.5** Inspected



7.5 Item 1(Picture) Interior window

---

The interior of the building 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.

INVOICE

Aberle Home Inspections LLC  
Po Box 270114  
Fort Collins CO 80527  
970-556-4875  
Inspected By: Gary Aberle

Inspection Date: 2/20/2019  
Report ID: 02192019

Customer Info:	Inspection Property:
Reilly Chunn	5793 Independence Street Arvada Colorado 80002
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note: