

2129 Wagon Gap Trail Monument, CO 80132



Inspector: Wade Williamson
Inspection Date: 1/18/2014

Date: 1/18/2014	Time: 12:00 PM	Report ID: AX14011812BWW
Property: 2129 Wagon Gap Trail Monument, CO 80132	Customer: Luke Bailly	Real Estate Professional: Chris Grund

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung

cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Axium Inspections, LLC offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or

component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for

the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

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

Not Inspected (NI)= This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

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.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice
NACHI National

In Attendance
Customer

Type of Building
Single Family

Temperature
40-49


Weather
Clear

Ground Soil Surface Condition
Dry

Radon Test
Yes

Water Test
No

Mold Screen
No


contractor should evaluate and repair or replace as necessary.
 3'01'1 • The trim at the rear entry door to garage is being painted or failing. A qualified

Repair or Replace

3'01 Wall Siding, Flashing and Trim Condition


3 • Exterior

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contractor should evaluate and repair or replace as necessary.
 front and rear of home and may allow moisture intrusion of the exterior walls. A qualified
 1'03'1 • Roof to wall flashing used to protect areas of the roof from moisture intrusion was

Repair or Replace

1'03 Flashings - Wall

contractor should evaluate and repair or replace as necessary.
 1'03'1 • The roof covering has damaged and missing shingles at front right side. A qualified

Repair or Replace

1'03 Roof Covering Condition

1 • Roofing\Criminals

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information of concern to the customer. It is recommended that the customer read the complete report.
 efficiency of the home. This summary is not the entire report. The complete report may include additional
 component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or
 subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or
 adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires
 The following items or discoveries indicate that these systems or components do not function as intended or


Monument, CO 80135
 5159 Wagon Gap Trail
Property Address:

Luke Bailey
Customer

303-831-1505
 Denver, CO 80503
 1300 Lincoln St STE 3030


3.08 Window Wells

Repair or Replace

-  3.08.1 • All window well(s) had accumulated debris which should be cleared to encourage proper drainage and minimize the retaining of moisture near the foundation and habitat for pests and insects.. A qualified contractor should evaluate and repair or replace as necessary.



3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

-  3.14.1 • The outside water faucet at the rear of property has a loose knob. A qualified contractor should evaluate and repair or replace as necessary according to current standards.




3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace

-  3.23.1 • Downspout(s) at the front needs reconnecting to existing gutter. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.
-  3.23.2 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.24 Garage Door Exterior

Repair or Replace



-  3.24.1 • The exterior of garage door is damaged at jamb. A qualified contractor should evaluate and repair or replace as necessary.
-  3.24.2 • The exterior of garage door has two damaged glass panes. A qualified contractor should evaluate and repair or replace as necessary.
-  3.24.3 • The exterior of garage door had missing bolt cover plates. A qualified contractor should evaluate and repair or replace as necessary.

4 • Garage

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4.02 Occupant Door to Garage

Repair or Replace

-  4.02.1 • The door between the garage and the living space appeared to be fire resistive construction,. The door failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. The door 's other components were in serviceable condition.. A qualified contractor should evaluate and repair or replace as necessary.
-  4.02.2 • Inspection of the central vac system is beyond the scope of this inspection.

5 • Kitchen Components and Appliances

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5.06 Counters**Repair or Replace**

5.06.1 • The kitchen tile countertop needs caulking with silicone along backsplash. A qualified contractor should evaluate and repair or replace as necessary.

5.18 Refrigerator**Repair or Replace**

5.18.1 • The refrigerator water dispenser was not operational. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7 • Interior Rooms7000000

7.03 Floors**Repair or Replace**

7.03.1 • The carpet is stained in the bedroom. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.04 Doors**Repair or Replace**

7.04.1 • The hollow core entry door in the master bedroom knob is loose. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.04.2 • The mirror closet door(s) in the basement bedroom falls out of track when operated. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.04.3 • The cabinet at the basement wet bar is not installed or secured. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.05 Windows**Repair or Replace**

7.05.1 • One window in the basement bedroom had damaged screen(s). A qualified contractor should evaluate and repair or replace as necessary.

7.06 Electrical Outlets**Repair or Replace**


7.06.1 • One electrical outlet in the basement had exposed wires and was missing cover plate(s). A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.06.2 • The light fixture was hanging by its own wires at the furnace room. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.10 Carbon Monoxide Detectors

Repair or Replace


-  7.10.1 • No carbon monoxide detectors were provided in the property. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Carbon monoxide is a poisonous gas that cannot be smelled or seen and can be deadly within minutes of exposure. Due to the increased use of fuel burning appliances, most incidents occur during the winter months. Approximately 83% of Colorado single-family properties use gas, wood, kerosene, coal or fuel as their main heat source, all of which emit carbon monoxide. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that are new or sold starting July 1, 2009 and pursuant to the Bill Summary states as follows: Requires any existing or new single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

8.1 • Bathroom and Components

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8.1.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace


-  8.1.11.1 • The waste line in the half bathroom leaks at connection. A qualified contractor should evaluate and repair or replace as necessary.

8.3 • Bathroom and Components

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8.3.1 Plumbing Fixtures

Repair or Replace


-  8.3.13.1 • The shower head in the bedroom shared bathroom leaks. A qualified contractor should evaluate and repair or replace as necessary.

8.4 • Bathroom and Components

8004000

8.4.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace


-  8.4.11.1 • The waste line in the master bathroom leaks at connection. A qualified contractor should evaluate and repair or replace as necessary.

8.5 • Bathroom and Components

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8.5.1 Plumbing Fixtures

Repair or Replace


-  8.5.13.1 • The control lever at shower was loose in the basement bathroom. A qualified contractor should evaluate and repair or replace as necessary.

9 • Plumbing System

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9.05 Plumbing Water Pressure

Repair or Replace


-  9.05.1 • The property water supply pressure was 120 psi, as measured at the exterior hose bib. property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.

10 • Water Heater

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10.13 Combustion Air Supply

Repair or Replace

-  10.13.1 • Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only. The combustion air supply for this appliance was not present and/or inadequate. A qualified contractor should evaluate and make necessary corrections according to current standards.

10.18 Expansion Tank

Repair or Replace


-  10.18.1 • The water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank was not properly secured. A qualified contractor should evaluate and repair or replace as necessary.

11 • Electrical System

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11.02 Main Distribution Panel

Repair or Replace


-  11.02.1 • The main panel electrical distribution panel was manufactured by Cutler Hammer, and was located in the garage. The electrical distribution panel was missing 3 screws. A qualified contractor should inspect and repair or replace as necessary.

13 • Heating System

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13.07 Combustion Air Supply

Repair or Replace

-  13.07.1 • Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only. The combustion air supply for this appliance was not present and/or inadequate. A qualified contractor should evaluate and make necessary corrections.

13.10 Air Filter

Repair or Replace

-  13.10.1 • The disposable air filter (20x25) is located left side of blower chamber. The filter was dirty and should be replaced.

13.13 Furnace Operation

Repair or Replace



13.13.1 • The furnace did fire and appeared to be in serviceable condition at the time of the inspection. However, the interior of the furnace was very dirty at the time of the inspection. Cleaning, servicing and/or certification of the HVAC system by a qualified contractor, with measurements according to the data plate, is recommended.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.