

Inspection for:

**59 Norgaard Way
Edwards, Colorado**

7/6/2009

3:00 pm



**CADILLAC HOME INSPECTION SERVICES
P.O. BOX 3864 VAIL, CO 81658
PHONE: 970-748-9599
FAX: 970-748-9599**

Grounds

Driveway Concrete Gravel Asphalt _____

Satisfactory Cracks/ Holes Uneven surface/ Trip hazard Slopes toward house Limited evaluation due to Snow/debris etc.

Comments_ *Concrete driveway has some spalling occurring outside of garage doors (photos 1, 2). *Cracks in concrete driveway at corner of entry to middle bay of garage (photo 3). _____

Walkways Concrete Paving Stone Brick Flagstone _____

Satisfactory Needs Repair Uneven surface/ Trip hazard Limited evaluation due to Snow/debris etc?

Comments_ *Walkways – good

Grading Satisfactory Slopes toward house Needs Repair Limited evaluation due to Snow/debris etc

Comments_ *Slope is from front of building to back of building.

Fences Block Chain link Wood Vinyl Wrought Iron _____

Satisfactory Some damage Gate need repair Wood to earth contact Moisture damage

Comments_ *N/A

Outbuildings Not inspected Satisfactory some damage (see comments)

Comments_ *N/A

Retaining Walls Block Concrete Stone _____ Location _____

Not inspected Satisfactory Signs of being off plumb some damage (See comments)

Comments_ *Stone wall right of garage – good.

Additional comments/ Items found

***Irrigation system appears to be in good working condition.**

Structural/Exterior

Some non-original construction appears to have been done on the property. Recommend you check with local building authority to assure that construction meets local building codes.

Building Single Duplex Apartment building/Multi unit _____
 Wood Frame Masonry Vinyl Siding _____

Comments _____

Foundation Poured Concrete Pillar Block _____
 Satisfactory No skirting Moisture damage Cracks No vents Unable evaluate (Snow/Debris etc.)

Comment ***Limited visibility of foundation. No signs of damage apparent throughout building.**

Exterior Walls Satisfactory Moisture damage Insect damage Cracks/holes Not plumb due to settling
Exterior Trim Satisfactory Some deterioration

Comments ***Wood siding, trim, soffit – good. *Stone work on exterior of building – good.**

Windows Satisfactory Broken/damaged Moisture stains Window screens missing Double pane windows have evidence of condensation Windows do not open due to paint, moisture damage etc. May be a problem if emergency exit needed. Exterior wood around windows deteriorating **Skylights** Damaged Satisfactory N/A

Comments ***Right (northwest) window in dining room does not latch closed at upper latch (photo 4).**

Exterior Doors Satisfactory Moisture damage Uneven/hinges loose/ warped

Comments ***Good**

Porch/deck Satisfactory **Floor;** Wood Concrete Flagstone _____ Steps damaged
 Wood to earth contact (wood rot) Floor damage Railing damaged Roof support posts damaged

Comments ***Stone porch at ground level – good. *Stone deck outside lock-off- good. *Wood deck off living room – good. *Wood deck off master bedroom – good.**

Garage **Carport** Satisfactory Not inspected due to stored items/debris Door not operating properly
 All or part of garage has be turned into living space

Comments ***Several cracks in concrete slab floor (photos 5, 6).**

Additional Comments

Interior

Floors Satisfactory Hardwood Carpet Tile Stone _____ Damage underneath floor covering. See Comments.
Uneven Appears weak/spongy Separated from wall/settling Moisture damage Carpet stained/torn Broken tiles
Damaged Hardwood Recommend Hardwood be refinished Moisture damage under window Burns in front of fireplace

Comments_ *All flooring – good.

Doors Doorbell not working Inside of entry door deteriorated/damaged Broken glass in entry door.
Door hard to open Deadbolt lock missing/not working Entry door weather stripping missing/damaged/deteriorated
Missing one or more interior doors One or more interior doors damaged

Comments_ *Deadbolt on entry door to lock-off does not operate properly (photo 8). *Door to closet in downstairs north bedroom does not latch closed.

Walls Satisfactory Paneling Drywall Masonry _____ Outlets damaged/missing
Wall uneven/buckling Moisture damage Needs Panting Holes in walls Trim missing/damaged
Damage/stains around interior doors Moisture stain/damage around windows Needs heat shield behind heater/stove

Comments_ *Good

Closets Satisfactory Unable to inspect due to storage etc. Shelving damaged (see comments for location)
Clothes hanger bar missing/damaged (see comments for location)

Comments_ *Good

Ceilings Satisfactory Moisture stains Uneven/buckling Broken/holes Loose light fixtures Needs painting
One or more light fixtures not working Smoke detector missing Smoke detector does not work when tested

Comments_ *Good

Attic Satisfactory Attic not fully inspected due to danger to inspector or house. Bowed or damaged rafters
Signs of leaks where vents/chimney etc. enter roof. Signs that roof leaks or has leaked in the past.
Could use more insulation Exposed wire. Wire splicing not in junction box. *N/A

Stairs/Railings N/A Satisfactory Needs repair

Comments_ *Good

Additional Comments

Kitchen

Smoke detector is missing or not working

Cabinets Satisfactory Scratched/broken/_____ Hinges loose Doors warped/sagging/_____
 Shelves need repair Counters not level Counter top broken/_____ Drawers need repair

Comments_*Good_____

Appliances:

Sink Satisfactory Water stains under sink Sink chipped/dented Water faucet leaking/loose Sink drains poorly
 Garbage disposer not working

Comments_*Good_____

Range Satisfactory Gas Electric _____ One or more burners do not operate Oven does not operate
 Oven door does not close properly No exhaust hood Exhaust filter need changed/cleaned

Comments_*Good_____

Dishwasher N/A Satisfactory Not tested Door does not close properly/leaks

Comments_*Good_____

Refrigerator N/A Satisfactory Light does not work Shelves damaged Door does not close properly
 Temperatures not tested Temperatures not correct at time of inspection

Comments_*Good_____

Garbage disposer Satisfactory N/A Not working Service recommended

Comments_____

Special Features_*Microwave – good. _____

Additional Comments

***Kitchen and all appliances in lock-off – good.**

***Sink and appliances in downstairs wet bar – good.**

Bathrooms

Bathroom # 1 Location Lock-off Unit **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments *Water pressure in bathtub was low at time of inspection.

Bathroom # 2 Location Powder room 1/2 bath **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments *Good

Bathroom # 3 Location Master bath **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments Good

Bathrooms

Bathroom # 4 Location East bedroom top floor **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments *Sink stopper arm is not attached.

Bathroom # 5 Location Downstairs north bedroom **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments *Good

Bathroom # 6 Location Downstairs south bedroom **Satisfactory**

- Toilet running Water damage to floor around toilet. Toilet does not flush properly/slow
- Toilet sitting loose on floor. Risk of water damage to floor. Bathtub fixtures need replacing/repair
- Shower fixtures need replacing/repair Shower head does not operate properly Tile in shower/above bathtub damaged
- Shower door missing Shower door not operating or needs maintenance Tile in shower/above tub needs regrouting
- Bathtub/shower needs caulking/sealing Bathtub faucet dripping Bathtub chipped
- Slow drain in bathtub/shower Sink fixtures need replacing/repair Sink faucet dripping Sink drains slow
- Signs of water damage under sink Sink chipped/stained Sink mounting to floor/wall loose
- No ventilation in bathroom Fan damaged Window does not open

Comments_*Lock mechanism on entry door from hallway is not attached/working.

Plumbing

Water turned off. Could not inspect some items.

Service entrance/supply lines Galvanized Copper Plastic Lead _____ Satisfactory

Main shutoff valve operational Yes No Supply lines leak More than one type of piping used in supply lines and contact each other. (Not recommended) No insulation on supply lines. Risk of freezing in some areas.

Significant corrosion Evidence of previous water damage. Should discuss with seller.

Supply line to Dishwasher leaks/not working Supply line to Clothes washer leaks/not working

Supply line to Ice maker/Refrigerator leaks/not working One of more drain lines leak Water heater not working at time of inspection. Get confirmation from seller that heater works. Water heater has no pressure relief valve

Clothes washer not working at time of inspection. Get confirmation from seller that washer works Dish washer not working at time of inspection. Get confirmation from seller that washer works

Comments_*Gas fired water heater and plumbing supply lines appear to be in good working condition. *In floor plumbing for radiant heat appears to be in good working condition. *Clothes washer and dryer – good.

Some other plumbing problems may have been discussed in the Kitchen or Bathroom sections.

Electrical

Service Overhead Underground Amps not determined Satisfactory

Defects/unsafe No drip loop Trees contacting line. (Contact utility company) No flashing around mast at roof

Cover missing from breaker/fuse box (exposed wires) No main shutoff switch

Comments_*Animal nest in exterior service entrance/meter box (photo 9). *Breaker panel in garage – good. *Breaker panel in laundry room – good. *Breaker panel in downstairs storage room – good. _____

Outlets/switches etc. Satisfactory No Ground Fault Circuit Interrupter.

Location_____

Reversed polarity at one or more outlets One or more outlets/switches not working. Location_____

Not enough outlets. (Extensions cord being used)_____

Loose outlets/switches Open ground in one or more outlets/switches

Loose or defective lighting fixture. Location_____

Comments_*Good_____

Additional Comments

Heating and Cooling

Heating System Gas Electric Boiler/steam Heat pump _____ Satisfactory

Not inspected Would not turn on at time of inspection Appears to be at end of life cycle.

Venting system not sufficient Filter needs cleaning/replacing Soot/rust in vent/chamber Noisy blower motor.

Comments_ *In- floor radiant heat system appears to be in good working condition. *Weil- Mclain boiler/heat exchanger (2) appears to be in good working condition.

Fireplace(s) Satisfactory Efficiency of fireplace/stove not tested Damper not operational Gas fireplace leaks
 Creosote buildup Firebrick/motor deteriorated Firebrick missing
 No spark arrester/screen in wood fireplace Inadequate hearth in front of wood fireplace (18" minimum)

Comments_ *Gas fireplaces in lock-off, living room, master bedroom, and downstairs – good.

Additional Comments

Cooling

Cooling system Room units Central Air _____ Satisfactory
 Power off. Could not test Ducts loose/disrepair. (needs service) Filter needs cleaning/replacing Blower motor noisy
 Did not work when tested. Thermostat malfunctioning

Comments_ *N/A

Additional Comments



1. Spalling of concrete driveway



2. Spalling of concrete driveway



3. Crack in concrete driveway



4. Window latch did not operate properly



5. Cracks in concrete garage slab



6. Cracks in concrete garage slab



7. Small cracked piece of roof tile



8. Dead bolt did not operate properly



9. Animal nest in electric service entrance box