



TIGER HOME AND BUILDING INSPECTIONS

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<http://www.tiger-home-inspections.com>



PROPERTY INSPECTION REPORT

89410 Ryan Gulch Rd DD-104
Silverthorne, CO 80497

David & Joni May

11/26/2025



Inspector

Will Cornelsen

InterNACHI Certified Home Inspector

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Thank you for allowing Tiger Home Inspections to be part of your real estate transaction. We appreciate the opportunity to be of service to you. This inspection report conforms to the Standards of Practice of the International National Association of Certified Home Inspectors(interNACHI). You can download the Standards of Practice at www.nachi.org/sop. The scope of this inspection is to report the general condition of the portions of the major components of the property and to inform the client of major visible deficiencies as they exist on the date of the inspection. The inspection report is not a code compliance review or permit verification. Please refer to the Inspection Agreement for complete information about the scope and limitations of this report. It is the goal of the inspection to put a home buyer in a better position to make buying decision. The inspection report is based on a visual inspection of the property identified below. The inspection report is for your use only. It is not transferable or assignable. No other party is entitled to rely on this report. The components not described in this reports were not located, not inspected, or they are not present in this particular property. The scope of this inspection does not include environmental concerns such a lead paint, mold, radon in the air, radon in the water, asbestos, air quality etc. You are encouraged to contract additional inspections for these concerns. Please refer to the Inspection Agreement for a full explanation of the scope of this inspection. Tiger may use Infrared imaging technology (IR) while performing your inspection. If the additional paid IR service was contracted through Tiger, please refer to the executed agreement addendum. If the additional paid IR service was not contracted through Tiger, the inspector may use the IR technology to help further investigate an area of concern that was found during the normal visual inspection, however, IR technology will not be used in any other way during the inspection.

Structure Orientation

For the sake of this inspection the front of the structure will be considered as the main entrance. References to the left or right of the structure should be construed as standing viewing the front of the structure.



ITEMS INSPECTED



MAINTENANCE ITEM

DEFICIENCY/FURTHER
EVALUATION

1: GENERAL

Information

General: Client Name

David & Joni May

General: Client present

No

General: Others Present

No one

General: Property occupied
No, Furniture or stored items
were present
General: Weather
Snow on ground, Snow fell
overnight
General: Temperature

Below Freezing

General: Type of property

Condo

Snow Covered: Snow covered

Partially snow covered

HOA: General HOA disclaimers

The unit is likely to be part of a complex that is managed and maintained by a "Home Owners" or "Condo or Townhome" association. This is a limited visual inspection evaluation of the systems and components that are located within the dwelling unit inspected. Any "Common Areas" that are HOA maintained are excluded from this inspection. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo/Townhome Association regarding these items.

Limitations

General

GENERAL COMMENTS

This report follows the standards of practice set forth by the InterNational Association of Certified Home Inspectors. SOP can be found using this link for residential properties <https://www.nachi.org/sop.htm> or for commercial properties at this link <https://www.nachi.org/comsop.htm>

Interiors: Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement.

Fog or condensation between insulated glass panes is an indication of a broken thermal seal. Due to the nature of the defect, indications of a problem may not always be visible due to temperature and humidity outside. Inspector cannot predict the lifespan of the thermal seals.

This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, doors, cabinets, and trims are not reported.

Bathrooms: Small cracks in grouting of floor and wall tiles are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Subfloor, sheetrock or plaster behind tile is not accessible.

The inspection is not able to evaluate condition of the underlying surfaces and structures (walls, subfloor, etc.). Destructive probing may discover further damage or deficiencies. Termination of fan ducts may not be able to be determined. If a visible issue exists it will be noted in this report. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, ceiling, and cabinets are not reported.

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings or wall coverings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection. Per industry SOP's, only a representative sample or readily accessible items will be checked. This includes but is not limited to electrical outlets, windows, doors, lighting, walls, floors or any other item or component that is part of the structure.

We do not inspect for insurability of the home or any of it's components. Check with your insurance company to make sure the home meets their underwriting approval.

HOA

CONDO/TOWNHOME HOA

The unit is likely to be part of a complex that is managed and maintained by a "Home Owners" or "Condo or Townhome" association. This is a limited visual inspection evaluation of the systems and components that are located within the dwelling unit inspected. Any "Common Areas" that are HOA maintained are excluded from this inspection. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo/Townhome Association regarding these items.

Snow Covered

GENERAL DISCLAIMER

Exterior components are fully or partially snow covered. Inspector was not able to inspect these components.

2: ROOF

Information

General: Method of inspection

Not inspected

General: Roof surface material

Not visible

Limitations

General

HOA

The Roof is maintained by the HOA and not included in this inspection. Any comments made regarding the roof are done as courtesy. Check with HOA about reserve funding and maintenance schedule.

3: EXTERIOR

Information

Siding / Trim: Wall Covering Material

Wood

Siding / Trim: Wall covering condition

HOA maintained, Repair Recommended

Siding / Trim: Wall structure type

Wood frame

Electrical Service Entry: Condition

Likely in a Locked Electrical Room(HOA)

Electrical Service Entry: Service entrance conductor material

Not visible

Electrical Service Entry: Main disconnect rating

Not determined

Exterior Outlets and Lighting: Condition of Outlets

None

Exterior Outlets and Lighting: Condition of lighting

None

Decks : Condition

Satisfactory

Decks : Decking Flooring Material

Concrete

Decks : Decking Framing Material

Concrete

Coverings - Deck/Patio/Porch : Condition

Satisfactory

Coverings - Deck/Patio/Porch :
Type

Open

Electrical Service Entry: System ground

Not determined

Verifying continuity of effectiveness of the ground is beyond the scope of the inspection.

Limitations

General

GENERAL COMMENTS

Areas inspected are limited to readily accessible and visible areas of the exterior. Items that are excluded from this report include any areas that are not readily accessible or visible to the inspector. Areas behind siding components are not readily accessible or visible. Areas high off the ground are only visible from the ground with or without binoculars.

Siding / Trim

HOA

The Siding is maintained by the HOA and not included in this inspection. Any comments made regarding the siding are done as courtesy. Check with HOA about reserve funding and maintenance schedule.

Coverings - Deck/Patio/Porch

SNOW COVERED

Components are not able to be inspected due to being snow covered.

Observations

3.2.1 Siding / Trim

FAILING PAINT OR STAIN - SOME AREAS



Maintenance Item

The paint or stain finish exhibited signs of deterioration, such as peeling, fading, wearing, thinning, and drying out, in certain areas. Siding and trim with compromised finishes are susceptible to damage from moisture and sunlight exposure. It is advised that a qualified professional undertake preparatory steps, including cleaning, scraping, sanding, priming, and caulking as necessary, before repainting or restaining the building exterior according to standard procedures. Any required repairs to the siding or trim should be addressed prior to refinishing.

Recommendation

Contact a qualified painting contractor.



3.2.2 Siding / Trim

FIREWOOD



Deficiency/Further Evaluation

Firewood was stored so that it was in contact with or close to the building exterior. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings.

Recommendation
Recommended DIY Project



4: ELECTRIC

Information

Main distribution panel : Main distribution panel location

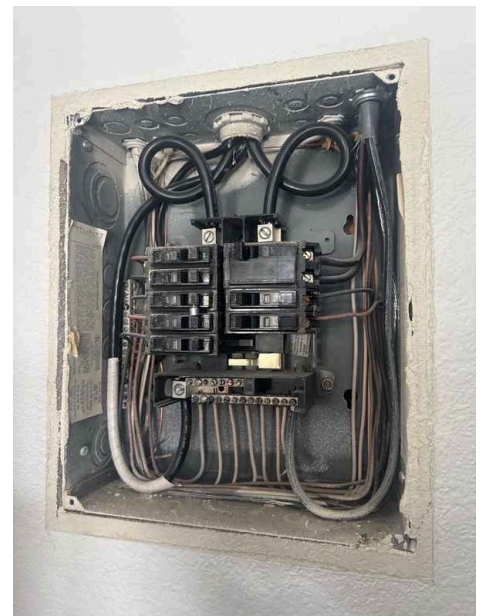
Front Entry

Main distribution panel : Panel cover removed

Yes

Main distribution panel : Main distribution panel condition

Satisfactory



Main distribution panel : Location of main disconnect

Locked room (HOA maintained)

Main distribution panel : Protection

Breakers

Wiring: Condition

Satisfactory

Wiring: Branch circuit wiring type

Copper, Aluminum multi-strand

Wiring: Solid strand aluminum wiring present

None visible

Smoke and CO alarms: Carbon Monoxide detectors

Yes

Smoke and CO alarms: Smoke alarms

Yes

Limitations

General

GENERAL COMMENTS

The inspection of the electrical system is limited to the readily accessible areas of the electrical system. Concealed wiring, inaccessible wiring, underground wiring and utilities are not included in this inspection. Single strand aluminum wiring is noted when observed, however it may be tinned copper which looks like aluminum. This can usually not be determined without scratching the wire which is not done by the inspector. Low voltage and lighting wiring are not included in this inspection. A representative sample of outlets and switches will be tested and not EVERY outlet or switch. Inspector does not trip breakers or ensure any performance of the breaker. AFCI and/or GFCI breakers are not tested. Representative sampling of accessible GFCI outlets will be tested. GFCI and AFCI protection is not implied or guaranteed. Future performance is not implied. GFCI and AFCI breakers and outlets should be tripped and reset/tested on a frequent basis by the occupant of the home. AFCI breakers are installed under new construction building standards, upgrade as desired. Grounding and bonding existence and/or testing is beyond the scope of a home inspection. Sizing and amperage of the electrical system is noted(when available to see) but does not determine if this will suit the client's needs. Energy Sentry controllers are also excluded.

Smoke and CO alarms

GENERAL COMMENTS

Only the presence and location of smoke and carbon monoxide detectors are commented on in this report. Not tested for function or for a power supply. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and are recommended to be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy and should be replaced annually. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. Colorado law requires that homeowners and owners of rental property install carbon monoxide alarms within 15 feet of bedrooms (or other room lawfully used for sleeping purposes) in every home that is heated with fossil fuel, has a fuel-fired appliance, has a fireplace, or has an attached garage. Check with local regulations for any changes or updates. For more information, visit: [LINK](#)

5: PLUMBING

Information

General: Water Source

Public

Main Water Shut-off Device:**Location**

Condo - Main water shut off was not located within the unit. Most likely in a common area. Consult HOA/Property Maintenance.

Main Water Shut-off Device:**Condition**

Not Located

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Main water line supply material

Copper

Water Supply, Distribution Systems & Fixtures: Condition

Visible Plumbing Satisfactory

Drain, Waste, & Vent Systems: Type

Public sewer

Drain, Waste, & Vent Systems: Visible waste line materials

Not visible

Drain, Waste, & Vent Systems: Condition

Visible Plumbing Satisfactory

Fire sprinklers: N/A**General: Filters and softeners**

None

Water filters and softeners are noted for their presence only. We do not determine the need for these components. We cannot inspect the functionality of these components. Regular maintenance of filters and softeners is required. Recommend following all manufacturer's specifications for repairs and maintenance.

Limitations

Fire sprinklers

HOA

The HOA is responsible for the testing and servicing of the fire suppression system. Any comments made are for visible defects.

6: COMMON WATER HEATER

Information

General: Condition

Common - HOA maintained

Temperature: Condition

Good - Within the recommended range of 115-120 degrees



Limitations

General

GENERAL COMMENTS

This is a visual inspection and the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector is not required to ignite the pilot light or operate a shut-off valve. Recommend flushing & servicing your water heater tank annually as recommended by manufacturer. The average service life for a water heater is 12 years. Inspector cannot predict the remaining life. Hot water heater tanks are known for failure. Inside of flue pipes cannot be inspected. Hot water circulating pumps are not tested, not inspected.

General

COMMON WATER HEATER

The water heating system is common to the building and is not inspected.

Consult HOA for any issues in the future.

7: COMMON HEATING, VENTILATION AND AIR CONDITION (HVAC)

Information

Heating: Heating Type

Hydronic heating system

Heating: Distribution Type

Hydronic baseboard radiators

Heating: Approximate Age:

Consult HOA

Heating: Condition

Satisfactory

See Limitations Tab

Thermostat Controls: Location of**Thermostat(s)**

Living Room

Thermostat Controls: Condition

Satisfactory

Emergency shut off valve:**Location**

Not located

Limitations

Heating

GENERAL DISCLAIMER

Disclaimers apply to privately owned heating units and may not apply to common heating systems maintained by an HOA. It is suggested that you obtain a major service policy for the heating unit from a dealer or a professional which should include annual servicing, efficiency testing, warranty and emergency service. Suggest contacting servicing company, during your inspection period, for history of the unit and condition of inaccessible parts. The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation), expansion tanks. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. **It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of cracks or leaks. Major disassembly by a heating a professional is required to check heat exchangers.** Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms). Exterior snow melt systems are not inspected if they are shut down or weather conditions do not permit the testing of such systems. Relief valves, valves, gauges, switches and other safety devices cannot be tested. They may be listed on the report to denote that they were observed in place on the system. Radiant heat in slabs, floors and ceilings is not accessible. Contact a radiant heat a professional to determine efficiency levels of system(s). We are not able to determine if the rooms will be properly heated and the amount of heat coming from the system. Check levels of antifreeze (Glycol) in the system. Install, if not present, and maintain as needed. Checking glycol and water levels of a boiler are beyond the scope of the inspection. They are not checked.

Heating

APPROXIMATE LIFESPAN

The report is commenting on the condition of the heating/cooling unit on the day of the inspection. Most heating/cooling systems have an approximate lifespan of 15-20 years. If properly maintained, heating/cooling system may last longer than their intended lifespan. Inspector cannot predict the remaining lifespan of any heating/cooling system. Weather and other factors may prohibit the full evaluation or operation of a heating/cooling system.

Heating

COMMON

Common heating/cooling system in place. HOA maintained, common elements are not fully inspected. Thermostat was turned up to verify if heat was flowing to unit as expected. Pipes or tubing was also visually observed to check for any leaks but only within the specific unit.

8: FIREPLACES, STOVES, CHIMNEYS AND FLUES

Information

General: Type

Wood burning fireplace

Wood-burning fireplace/stove or pellet stove: Condition

Appeared satisfactory

Wood-burning fireplace/stove or pellet stove: Wood-burning type

Fireplace

Wood-burning fireplace/stove or pellet stove: Wood-burning chimney type

Metal

Hearth: Condition

Satisfactory

Fan blower: Condition

N/A

Chimney & Flues: Condition

Visible areas are satisfactory

Limitations

General

GENERAL COMMENTS

The fireplace/stove inspection is a limited level one inspection. Fires are not started in wood burning fireplaces. Gas fireplaces will only be turned on if the pilot light is on and lit. Inspector does not start gas appliances that have been shut down. Inspector does not turn on gas valves that have been shut off. The chimney inspection is limited to areas that are visible and/or accessible and does not include any areas of the chimney that are not readily accessible or visible. A Level 2 chimney inspection using a camera is recommended for every property with a wood burning fireplace. Defects in the chimney may be observed through a level 2 inspection that a level 1 inspection cannot reveal. To learn more about different level fireplace/chimney inspections, go to <https://www.csia.org/inspections.html>

Items not included in a home inspection include but not limited to: Coal burning appliances, performance of the gas or wood burning appliance, pellet stoves(fires not started), adequacy of drafting or sizing of the appliance, or that the appliance is installed per the manufacturer's specifications.

Wood-burning fireplace/stove or pellet stove

DISCLAIMER

Wood fireplaces/stoves are inspected visually only; test fires are not started. One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be a professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

[CSIA](#)

Chimney & Flues

NOT FULLY VISIBLE

Chimney flues and vents are typically not fully visible. Areas not visible cannot be inspected by a visual inspection. Condition of the flue should be checked by a licensed fireplace professional which can include a level 2 inspection with a camera.

Chimney & Flues

HOA

The HOA is likely responsible for the chimney since its part of the exterior. Any comments noted are as a courtesy, Not part of the inspection..

9: KITCHEN AND APPLIANCES

Information

Counters: Condition
Maintenance

Cabinets: Condition
Satisfactory

Ceiling/Walls: Condition
Satisfactory

Floors: Condition

Satisfactory

Lights: Condition

Satisfactory

Electrical outlets : Condition

Satisfactory - All Kitchen Outlets are GFCI Protected

Electrical switches: Condition

Satisfactory

Sinks, Faucets, Drains: Condition

Satisfactory

Under-Sink Food Disposals: Condition

Repair Recommended

Dishwashers: Condition

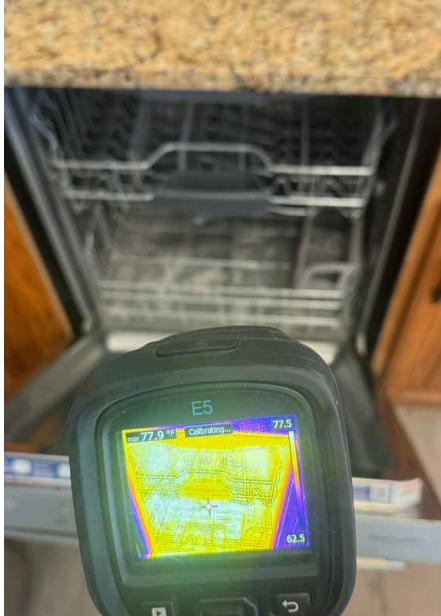
Repair Recommended

Ranges/Cooktops/Ovens: Fuel Type

Electric

Ventilation: Type

Range Hood



Ventilation: Condition

Repair Recommended

Microwave Ovens: Condition

Satisfactory



Ranges/Cooktops/Ovens: Condition

Satisfactory



Refrigerators: Condition

Satisfactory



Limitations

General

GENERAL COMMENTS/DISCLAIMER

Tiger Home Inspections does not inspect kitchen appliances that are not built in or permanently installed such as countertop microwaves and small kitchen appliances. For items that are inspected, basic functionality is tested. Does the unit turn on and off. Not all functions of the appliance are tested such as, timers, self cleaning ovens, broil features, temperature control accuracy, lights, etc. Tiger will not determine the age of appliances, life expectancy, or recall issues with an appliance.

Ventilation

FILTER

If there is a filter installed in the exhaust fan, it will require periodic cleaning and maintenance.

Refrigerators

ICE MAKER

If there is a refrigerator ice maker, it is not part of the inspection. Performance and functionality are not inspected.

Observations

9.2.1 Counters



Maintenance Item

NEED CAULK AT GAPS

Caulking was either missing or substandard around the sink area. Repair as needed.

Recommendation

Contact a handyman or DIY project



9.10.1 Under-Sink Food Disposals



Deficiency/Further Evaluation

NOT WORKING PROPERLY

The under-sink food disposal was either jammed, noisy or vibrated excessively, significantly corroded. Recommend a professional to repair or replace as needed.

Recommendation

Contact a qualified professional.



Noisy/debris

9.11.1 Dishwashers

 Deficiency/Further Evaluation**NO HIGH LOOP OR AIR GAP**

There is no high loop on the dishwasher drain line. A high loop is created by routing the drain line up to the bottom surface of the countertop above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions and/or having a qualified professional evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified professional install a high loop and air gap per standard building practices.



Recommendation

Contact a qualified professional.

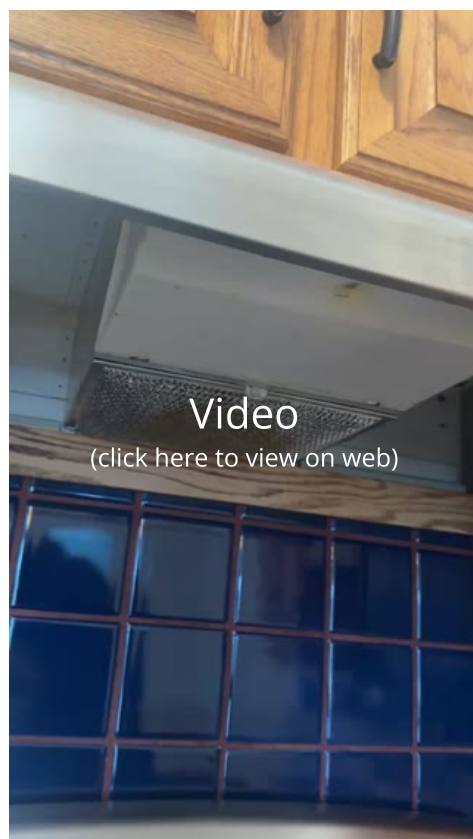
9.13.1 Ventilation

 Deficiency/Further Evaluation**FAN**

The cooktop exhaust fan was *inoperable / noisy or vibrated excessively / slow*. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified appliance repair professional.



10: BEDROOMS

Information

Ceiling/Walls: Condition

Satisfactory

Windows: Condition

Satisfactory

Floor: Condition

Satisfactory

Doors: Condition

Satisfactory

Closet(s): Condition

Satisfactory

Lights: Condition

Satisfactory

**Accessible Electrical Outlets:
Condition**

Satisfactory

Electrical switches: Condition

Satisfactory

Limitations

Floor

LIMITED VISIBILITY

Due to floor covering and/ or furnishings, the entire floor is not fully inspected. The inspector is not able to inspect and determine the condition of the subfloor.

11: OTHER INTERIOR ROOMS

Information

Ceiling/Walls: Condition

Satisfactory

Windows: Condition

Satisfactory

Floor: Condition

Satisfactory

Doors: Condition

Repair Recommended

Closet: Condition

Satisfactory

Lights: Condition

Satisfactory

**Accessible Electrical Outlets:
Condition**

Satisfactory

Electrical switches: Condition

Satisfactory

Limitations

Floor

LIMITED VISIBILITY

Due to floor covering and/ or furnishings, the entire floor is not fully inspected. The inspector is not able to inspect and determine the condition of the subfloor.

Observations

11.4.1 Doors

SCREEN / STORM DOOR

 Deficiency/Further Evaluation

The screen or storm door was *damaged / deteriorated / missing*. Recommend repairs as needed.

Recommendation

Contact a qualified door repair/installation contractor.



12: BATHROOMS

Information

Vanity cabinet/counter top:

Condition

Satisfactory

Faucet and supply lines:

Condition

Satisfactory

Sink and Drain: Condition

Satisfactory

Accessible Electrical Outlets:

Condition

Satisfactory

Electrical switches: Condition

Satisfactory

Lights: Condition

Satisfactory

Tub/shower: Condition

Repair Recommended

Tub/shower walls: Condition

Satisfactory

Tub/shower drainage: Condition

Appears to drain properly

Toilet: Condition

Satisfactory with no visible leaks

Vent fan: Condition

Fan operates as intended. The amount of air draw is not determined.

Ceiling/Walls: Condition

Minor Repair Recommended

Floor: Condition

Satisfactory

Doors: Condition

Satisfactory

Limitations

Tub/shower

SHOWER PAN DISCLAIMER

Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall if one was present, and it was not invasive. Therefore, it is a limited inspection and may not have revealed any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub/shower walls

SHOWER WALLS DISCLAIMER

Moisture behind shower walls may not always be detected. Signs of missing grout or caulk are inspected. Shower tiles are inspected for loose tiles. Leaks behind walls from plumbing or faucet leaks cannot be detected if no visual evidence is present.

Tub/shower drainage

SHOWER/ TUB DRAINAGE DISCLAIMER

Leaks in shower / tub drainage is not always visible during the limited time of the inspection. It has been known that when a person is standing in the tub/shower, the floor or tub may flex from the weight which can cause the drain connection to leak if not properly installed. Inspectors do not stand in tubs / showers during the inspection. Overflow drains are not inspected and water is not filled to the overflow drain.

Vent fan

VENT TERMINATION

If installed, the vent termination is not always located or visible due to inaccessible areas. Every effort was made to determine termination.

If an issue was observed it will be commented on in the report.

Observations

12.7.1 Tub/shower

FIXTURES NOT CAULKED

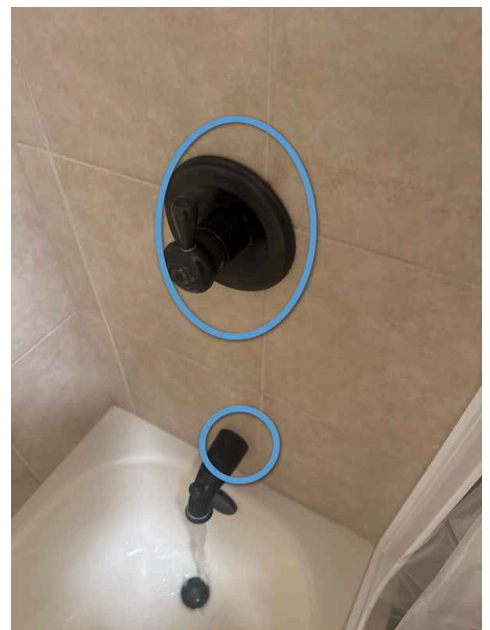


Maintenance Item

The flange around the shower/tub handle and or faucet should be caulked to prevent moisture penetration.

Recommendation

Contact a qualified professional.



12.12.1 Ceiling/Walls

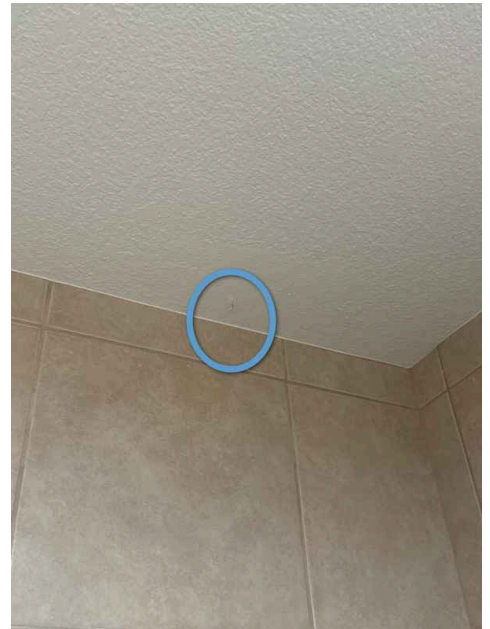
MINOR CRACKS, NAIL POPS

Maintenance Item

Minor drywall cracks and nail pops were observed in at least one area. These are common in many homes due to normal settling and seasonal expansion/contraction. They are not considered structural and can typically be addressed during routine cosmetic maintenance. Monitor for future movement.

Recommendation

Contact a qualified professional.



13: ENVIRONMENTAL / OTHER ITEMS

Information

Microbial Growth: Disclaimer:

Disclaimer: This inspection does not include testing for microbial growth, mold presence, type or toxicity. If you are concerned about mold, further testing and inspecting by the specialized industrial hygienist is recommended to determine if mold is present, and if it is present, then the type of the mold and toxicity level. A serious health hazard may exist from what appears as a simple mold. Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities. See our Inspection Agreement.

[Mold CDC](#)

[Mold EPA](#)

Asbestos / Lead: General comments pertaining to asbestos and lead

This report DOES NOT include any testing or identification of any type of asbestos or lead containing products. Such items need to be identified through specific testing for these products which is not part of the inspection standards. You are encouraged to have any suspected area or material tested by an environmental testing a professional. You are encouraged to research these materials and have any testing done if you may suspect these items are present in the property you are purchasing either due to age of the property or just for your general knowledge. Any mention of these items in the report are for your general knowledge and to encourage you to have further testing performed by an environmental testing a professional.

Insects, Rodents, Animals: Disclaimer:

This inspection does not include testing or inspecting for any wood-destroying insects, insects, rodents, birds, and any other animals. We performed visible inspection of the readily available areas and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

Marijuana, Meth or similar item: Disclaimer:

Inspecting for marijuana grow operations, meth lab or any other similar operation is not included in the this inspection and no evaluations were made. If anything is mentioned about these items, it is considered a courtesy.

14: FOUNDATION

Information

Foundation: Overall Condition

Not Included in a Condo
Inspection

Foundation: Material of foundation walls

Not determined (inaccessible or
obscured)

Foundation: Type of foundation

Unable to determine

Foundation: Footing material

Not determined (inaccessible or
obscured)

Limitations

Foundation

GENERAL DISCLAIMER

Items excluded from this inspection include below-grade foundation walls and footings; foundation components not visible by vegetation, stored items or debris, walls obscured by coverings such as siding or trim, ICF-Insulating Concrete Forms . Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Only visible and accessible sections of the foundation were inspected. Hairline cracks are typical for masonry type products, usually due to shrinkage of the materials.

Foundation

HOA

The structural components are typically the responsibility of the HOA. Any comments made are for your courtesy. Foundation is not part of a "Condo" inspection.

15: POST INSPECTION CHECKLIST

Information

Perform Requested Services: Completed

Yes

Close & Lock Doors/Windows, Reset Blinds: Completed

Yes

Turn Off Lights(Interior & Exterior): Completed

Yes

Reset Thermostats to Original Setting: Completed

Yes

Reset All GFCI's: Completed

Yes

Oven/Stove/Gas Fireplace Turned Off: Completed

Yes

**Dishwasher/Washing Machine
Drained & No Leaks: Completed**
Yes

All Water Turned Off: Completed
Yes

Key Returned: Completed
Yes