



RESIDENTIAL REPORT

Jodhpur Railway Station

August 25, 2021

09:46 am



Inspector

New User

[6494979797](tel:6494979797)

new@yopmail.com



Agent

client agent

[719.237.0584](tel:719.237.0584)

deanandmatt@treasuredavis.com

TABLE OF CONTENTS

1: Inspection Details	4
2: Roof Coverings and Drainage	5
3: Exterior	7
4: Garage	9
5: Electrical	10
6: Foundation and Structure	11
7: Heating	12
8: Cooling	13
9: Plumbing	14
10: Doors, Windows & Interior	15
11: Appliances	16
12: Insulation & Ventilation	17
13: Lateral Sewer Line	18
14: Radon Testing	19
15: Well Flow	20
16: Mold Testing	21
17: Water Purity	22
18: Wood Destroying Organism	23
19: Meth Testing	24
20: Post Inspection Checklist	25
21: Asbestos	26

SUMMARY

LIMITATION 1.1 Inspection Details- General: Occupied / Furnished Disclaimer

DEFICIENCY 2.1 Roof Coverings and Drainage- Coverings: Damaged (General) - Coverings

DEFICIENCY 2.2 Roof Coverings and Drainage- Coverings: Debris - Coverings/On roof

DEFICIENCY 2.3 Roof Coverings and Drainage- Coverings: Delamination - Shingles

DEFICIENCY 2.4 Roof Coverings and Drainage- Coverings: Missing shingles/tile/coverings - Coverings

DEFICIENCY 2.5 Roof Coverings and Drainage- Coverings: Cracked/Broken/Damaged Tiles

DEFICIENCY 2.6 Roof Coverings and Drainage- Coverings: Cracking in the shingles - Coverings

DEFICIENCY 2.7 Roof Coverings and Drainage- Coverings: No permits - Coverings

LIMITATION 3.1 Exterior- General: Snow Covered Surfaces

DEFICIENCY 3.3 Exterior- Walkways, Patios & Driveways: Deterioration - Walkways Patios Driveways

DEFICIENCY 3.4 Exterior- Walkways, Patios & Driveways: Cracking/Settling- Major - Walkways Patios Driveways

DEFICIENCY 3.5 Exterior- Walkways, Patios & Driveways: Cracking/Settling - Minor - Walkways Patios Driveways

DEFICIENCY 3.6 Exterior- Walkways, Patios & Driveways: Negative Grading - Walkways Patios Driveways

1: Inspection Details

Information

General : In Attendance

Client, Listing Agent, Tenant, None, Builder representative

General : Occupancy

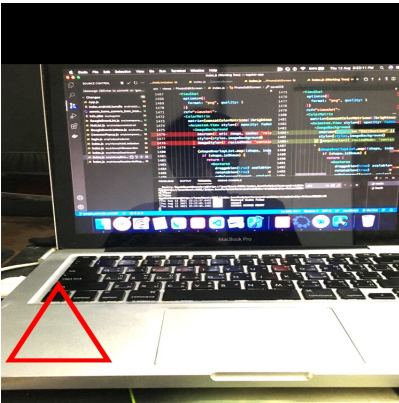
Furnished

Limitations

LIMITATION 1.1

General

Occupied / Furnished Disclaimer



Due to the home being furnished, all floor surfaces, wall surfaces, countertop surfaces, windows, and electrical receptacles could not be inspected or tested.

2: Roof Coverings and Drainage

Information

Roof Drainage Systems : Gutter Material

Aluminum, Seamless Aluminum

Deficiencies

DEFICIENCY 2.1

Coverings

Damaged (General) - Coverings

The roof coverings showed signs of damage, and wear. I recommend a qualified roofing professional to evaluate and repair.

DEFICIENCY 2.2

Coverings

Debris - Coverings/On roof



The valleys have accumulated debris which is normal when trees are present. I recommend cleaning occasionally.

DEFICIENCY 2.3

Coverings

Delamination - Shingles

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. I recommend having a qualified roofing contractor evaluate and repair if needed.

DEFICIENCY 2.4

Coverings

Missing shingles/tile/coverings - Coverings

There are areas that are missing pieces of roof covering. I recommend qualified roofing contractor evaluate and repair.

DEFICIENCY 2.5

Coverings

Cracked/Broken/Damaged Tiles

The roof had some cracked/broken tiles. I recommend a qualified roof contractor repair or replace to prevent moisture intrusion.

DEFICIENCY 2.6

Coverings

Cracking in the shingles - Coverings

There was evidence of cracking in the asphalt shingles. I recommend monitoring and repair if needed.

DEFICIENCY 2.7

Coverings

No permits - Coverings

The roof covering was not permitted when installed. Recommend a qualified roofing contractor evaluate and permit accordingly.

3: Exterior

Information

Walkways, Patios & Driveways : Driveway Material

Asphalt, Brick

Limitations

LIMITATION 3.1

General

Snow Covered Surfaces

Due to the snow-covered surfaces, not all surfaces were able to be inspected. This would include sidewalks, driveways, porches, Etc

Deficiencies

DEFICIENCY 3.2

Walkways, Patios & Driveways

Deterioration - Walkways Patios Driveways

Concrete surfaces are weathered and deteriorated. I recommend repair or replacement by concrete professional when the driveway or walkway loses its functionality.

DEFICIENCY 3.3

Walkways, Patios & Driveways

Cracking/Settling- Major - Walkways Patios Driveways

I observed major cracking in one or more areas. I recommend having a concrete contractor evaluate the damaged concrete sections for repair or replacement when the surface loses functionality.

DEFICIENCY 3.4

Walkways, Patios & Driveways

Cracking/Settling - Minor - Walkways Patios Driveways

I observed some minor cracks in the cement. This is very typical due to soil movement. I would consider these cracks cosmetic, but I do recommend using a sealant to prevent water intrusion. Monitor and maintain as necessary.

DEFICIENCY 3.5

Walkways, Patios & Driveways

Negative Grading - Walkways Patios Driveways

It appeared that the concrete showed negative slope and drains towards the structure. Run-off leading to the home can have negative effects on foundation structural integrity over time. I recommend a concrete

contractor evaluate and repair.

4: Garage

Information

General : Attached
Yes, No

5: Electrical

Information

Service Entrance Conductors : Electrical Service Conductors

Below Ground, Overhead, Copper, 120 Volts

6: Foundation and Structure

Information

General : Inspection Method

Infrared, Visual

7: Heating

8: Cooling

9: Plumbing

Information

General : Filters
None, Unknown

General : Water Source
Well, Septic

10: Doors, Windows & Interior

11: Appliances

Information

Dishwasher : Brand

Bosch

12: Insulation & Ventilation

Information

Crawlspace / Basement Wall Insulation : Insulation Type

Batt, Foam

13: Lateral Sewer Line

14: Radon Testing

Information

Test Results : Location

Main Floor Bedroom, Main Floor Common Area

15: Well Flow

Information

Well Cap / Well Location : Location

Well Pit, East of Home

16: Mold Testing

Information

General : Sample Types

Air Sample

17: Water Purity

18: Wood Destroying Organism

19: Meth Testing

20: Post Inspection Checklist

21: Asbestos