
Home Systems Data, Inc
7305 E Peakview Ave
Centennial, CO 80111
303-773-6102
J. Vince Busnardo
ASHI CHI #247100

Printed Tuesday, February 17, 2026

Inspected By:
Vince Busnardo ASHI #247100

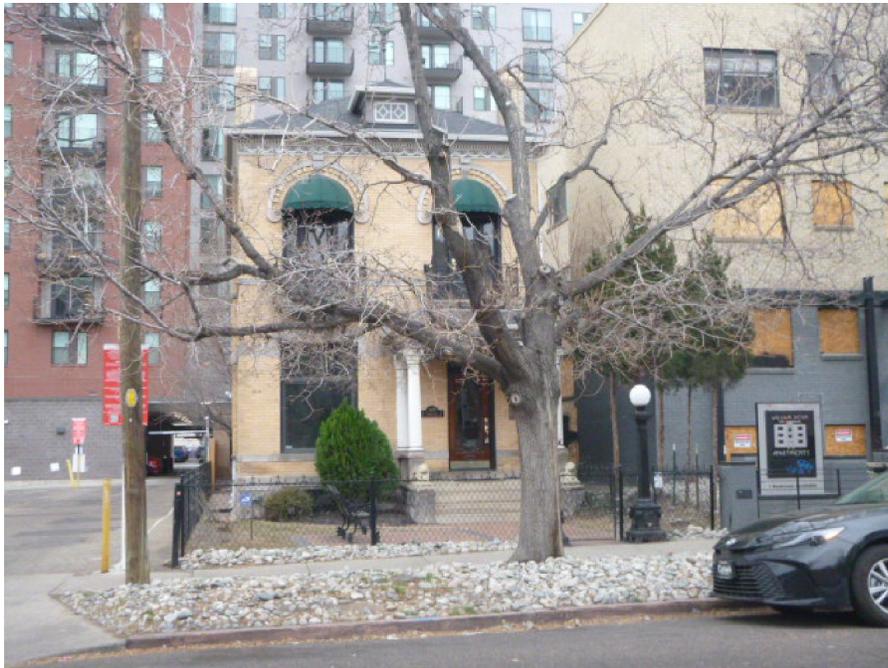
Agent/Referral
Ryan Mulstay

Client Information: Record Number Phillippe

Phillippe, Thomas
1650 Pennsylvania St
Denver, CO 80203

Inspected 2/17/26 9:00 AM, Buyer and Agent, Vacant, Built 1896, Sunny 45+-, Faces West,
420inspection+170radon=\$590.00 This Report Is Non Transferable

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Home Systems Data, Inc
7305 E Peakview Ave
Centennial, CO 80111
303-773-6102
J. Vince Busnardo
ASHI CHI #247100

Record Phillippe - Phillippe, Thomas 1650 Pennsylvania St, Denver, CO 80203

Safety Concern

GROUNDS

Driveway

Cracks and deterioration present.
Uneven areas present a tripping hazard.
Recommend corrections by a qualified contractor.



Safety Concern

Hand Rail

The railing at the east balcony is rotted and loose, replacement needed.

A handrail is needed for the front entry steps.

Front balcony railings are low by current standards, use caution and/or upgrade.



Safety Concern

ELECTRIC

Electrical Defaults

Recommend further evaluation/correction of the electrical system by a licensed electrical contractor to include but not be limited to the following conditions.

No GFCI protection at bsmt mechanical room, break room, garage

Two prong receptacles in a few locations.

A few broken receptacles.

Main panel is 125 amp, may be small depending on your power needs.

The overhead service cable has come loose from house mount, drip loop is now missing and wires stretched due to not being properly supported.

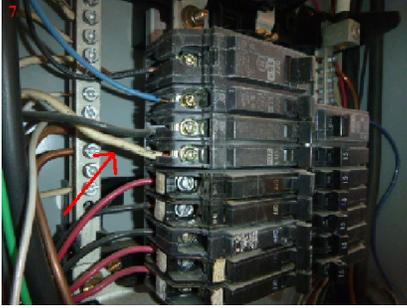
Overhead wires to garage are touching other cables and have atypical connectors.

Lights at garage did not work.

Main panel has a white wire used as a hot lead and is not marked as such.



Safety Concern



Safety Concern

BATHROOM

Bathtub Faucets

Only hot water from the tub control, scald hazard.
Recommend correction.



INTERIOR

Smoke Detectors

Recommend smoke alarms in each bedroom, hallways outside bedrooms, and at least one on each level.
Recommend smoke alarms be replaced every 7-10 years unless otherwise labeled by manufacturer.
Recommend replacing batteries annually.
Smoke alarms not tested per standards of practice.

Carbon Monoxide Detectors

No CO alarms found. Recommend carbon monoxide alarms be installed per Colorado law.

Safety Concern

Stairways

Main staircase railing is original. It does not meet current standards as it is too low and is not graspable at mid point where it touches side rail. Use caution.

The bsmt staircase handrail is not graspable for much of its run, replacement advised.



Service/Repair/Replace

BOILER

Expansion Tank

Recommend expansion tank be properly strapped to reduce fatigue and stress on pipes.



Service/Repair/Replace

W. HEATER

Expansion Device

No pressure expansion device (TXV or expansion tank) found on the cold water pipe feeding the water heater. These help relieve pressure from heating the water. They are required in certain conditions.

BuildFax does not show a permit for water heater install.



Water Temperature

Water temperature tested at 130.8°, 120.0° is advised.



Service/Repair/Replace

ROOF

Roof Covering

Recommend roof be evaluated, corrected, and certified for five years by a licensed roofing contractor due to, but not limited to, the following conditions.

Foot traffic scuffing, mostly around evaporative cooler.

Incorrect flashing/cricket above the skylight.

General age deterioration.



Service/Repair/Replace

GUTTERS

Runoff Drains

Improper, clogged, damaged, etc. extensions can cause water intrusion into bsmt/crawl space, and can cause damage to foundation.
Recommend extensions take water at least 4-5ft from foundation.
Recommend extensions rather than splash blocks.



EXTERIOR

Grading

Recommend soil be sloped away from house to improve drainage. Poor drainage can cause water intrusion into bsmt/crawl space areas, as well as damage to foundation.
General rule of thumb is 1/2 inch of fall for every 12 inches of run.
If proper slope cannot be achieved then addition of a perimeter drain system, commonly referred to as a "french drain", may be necessary.

Service/Repair/Replace

Masonry Walls

Recommend all masonry be serviced by a certified masonry contractor familiar with historic masonry due to but not limited to the following.

Mortar deterioration in several locations.

A few brick cracks and damage.

Precast stone at front porch is damaged.



Service/Repair/Replace



Service/Repair/Replace

Entry Doors

East balcony north door does not open, hits carpet.

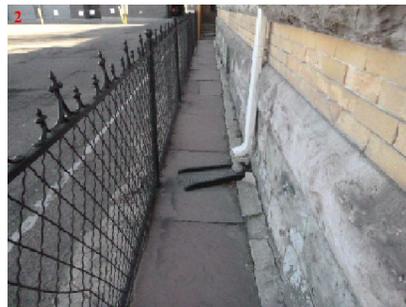
All exterior doors could use servicing and fitment for better security and efficiency.



GROUNDS

Walks

Stone sidewalk along north side is settled and shifted, sloped toward building.
Potential for moisture intrusion to bsmt and foundation.
Recommend corrections.



Service/Repair/Replace

Decks

The back addition is built half on a stone foundation and half like a deck.
The section built like a deck is sagging/failing and will need significant work or removal and replacement.
Evidence of leaking.
Soft spots in its balcony/roof when walked across.
Recommend a qualified contractor make corrections.



Service/Repair/Replace



CHIMNEY

Chimney Cap

The boiler and water heater flue is missing its termination cap above the chimney.
Recommend corrections by a licensed HVAC contractor.



Service/Repair/Replace

GARAGE

Garage Exterior Walls

The west wall of the garage is damaged from the inside out, looks like a car drove into it.
Recommend the wall be corrected by a certified masonry contractor.



Service/Repair/Replace



Garage Windows

Garage south window has glass missing and is boarded over.



Service/Repair/Replace

Auto Garage Door Lift Controls

The garage door needs service. It is not centered in the opening and is pinching/crushing the cable at the north side. Recommend service by a certified garage door contractor.



LAUNDRY

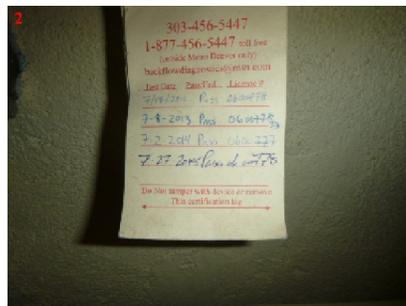
Dryer Vented

No vent for dryer, dryer is required to be vented to exterior.

PLUMBING

PLUMBING

Back flow preventer certification is expired.



Service/Repair/Replace

Interior Visible Water Pipes

Main water line reduces from 3/4" to 1/2" over the bsmt fireplace to the water heater. 1/2" cannot flow as much water as 3/4" and may result in flow loss at sinks/showers.

Recommend supply piping be corrected by a qualified contractor.

Sewage Ejection System

SERVICE

Sewer ejection pump is vented with an air admittance valve, atypical and may not vent properly.

Sewer pump short cycled, on/off, on/off, more frequently than expected when running. May not be draining completely or back flow valve may not be closing and preventing water from going back into tank.

Recommend corrections by a licensed plumbing contractor.

UPGRADE/MAINTENANCE

Sewage ejection pumps require servicing, recommend inquiry with qualified plumbing contractor for service recommendations.

Sewage ejection pump does not have an alarm to alert user of a failed or clogged pump. Recommend an alarm be installed.

Tank was not opened, unverified pump type.



Service/Repair/Replace

BASEMENT

Basement Foundation Walls

Evidence of water intrusion, recommend improving exterior drainage.



Basement Floor

Bsmt stairs are touching debris and dirt under them, potential for moisture and critter issues. Recommend cleaning/clearing away.



Service/Repair/Replace

Window Wells

Bsmt windows are not sized for egress.

Soil grade and sidewalks are higher than some windows, soil touching front bsmt window.

Recommend corrections to meet egress needs and reduce potential from moisture and critter issues.



KITCHEN

Kitchen Sink Faucet

Sink faucet is loose at countertop mount.



BATHROOM

Bathroom Exhaust System

No exhaust at the bsmt bathroom, bathrooms with showers/tubs must be ventilated with either an operable window or an exhaust fan.

Bathroom Countertop

Countertop is not secured to vanity at bsmt bathroom.



Service/Repair/Replace

INTERIOR

Interior Fire Place 2

Recommend a level 2 inspection (as defined by NFPA or CSIA standards) for all solid fuel burning devices at the time of sale by a certified contractor.
Parlor fireplace is original coal burner. Do not burn wood.
Flue is stuffed with insulation.

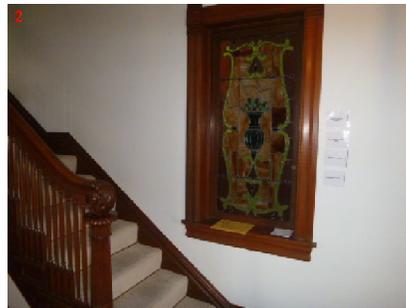


Service/Repair/Replace

Windows

Window at the top of the main staircase does not stay open on its own. Recommend repair.

The stained glass window at the bottom of the ain staircase is not safety rated.



Service/Repair/Replace

Doors

Doors throughout are racked, drag on jambs, do not latch, etc.
Indication of historic movement.
Recommend corrections as needed.



Maintenance/Monitor/Upgrade

COOLING

COOLING SYSTEM

Two evaporative coolers, both are shut down for the season. Pads should be replaced before this cooling season starts. Roof top unit is a commercial type while the window unit is more residential. Roof top unit is controlled by a thermostat at the top floor hall. Window unit is controlled at front of unit. Windows in the building must be slightly opened when running coolers or cooling affect will not occur and will feel muggy.



W. HEATER

Water Heater 1 Approx. Age

Average life of water heater is 10-12 yrs, circa 2018. A home buyers warranty is advised.

Water Heater 1 Size

40 gallons may be undersized for multi occupancy.

Maintenance/Monitor/Upgrade

Water Heater Fuel

Recommend flexible gas connector be added at water heater by a licensed plumbing contractor to allow for movement of the floor without pressure on the gas lines.



Water Heater Cold Water Valve

Corrosion noted on water heater shut off valve, recommend monitoring and correcting as needed.



Overflow Pan

Addition of an overflow pan is recommended under the water heater(s).

GUTTERS

Gutter Type

Recommend gutter system be cleaned at least twice a year.
Poorly maintained gutters can leak and over flow causing damage or water intrusion.

Maintenance/Monitor/Upgrade

EXTERIOR

Trim Work

Some loose paint and deterioration noted.
Recommend prep and paint where needed.



Weather Stripping

Weather strips at exterior doors could be improved for increased efficiency.



Caulking

Exterior caulking must be maintained. Caulking is the first barrier between the exterior and the interior of the house. Water or insect intrusion may occur through cracked caulking. Recommend old caulking be removed before new is installed. Recommend using a paintable caulk, urethane based product will last longer than acrylic.

Maintenance/Monitor/Upgrade

GROUNDS

Fencing

Fence will need periodic maintenance.

Some gates are locked and provided keys did not work.



CHIMNEY

Chimney Top

Three of the abandoned chimneys are capped.
Recommend the northeast chimney be capped.

LAUNDRY

Laundry Sink Faucets

No water pipes connected to laundry sink, not tested.



Maintenance/Monitor/Upgrade

PLUMBING

Type of Outside Spigots

Unprotected hose connections should be shut off and drained before first freeze each year.
Unit is not properly secured at exterior.



Shut Off Valves

Saddle valves are unreliable; they can become stiff making them difficult to shut off, they are prone to leaking, they are prone to breakage of the valve shaft. Recommend they be replaced with inline 1/4 ball valves.

GENERAL COMMENT

Shut off valves are not operated as they could fail during operation and per ASHI standards.



Water Pressure

Water pressure was tested at 40 psi, this is the minimum acceptable level.
Recommend further evaluation to determine if pressure can be raised.



Maintenance/Monitor/Upgrade

BASEMENT

BASEMENT

Bsmt laundry has an abandoned window and exterior door. If these remain unused it is suggested they be removed and blocked or bricked over.



HALF BATH

Half Bath Sink Basin

Half bathroom sink is cracked, recommend replacement before leaks occur.



Maintenance/Monitor/Upgrade

Bathroom Countertop

Deterioration of countertop at the top floor bathroom.



BATHROOM

Bathroom Sink Faucets

Flow is low at the bsmt bathroom sink faucet, is there debris in the lines or aerator?

Toilet Operation

Bsmt toilet is slow to refill.



ATTIC

Attic Access Location

Access hatch is small by current standards, upgrade is advised.

Attic Structural Framing Type

Attic structural framing is under designed by current standards but is typical for the age of construction.

There are no signs of failure or degradation at this time.

Recommend monitoring and making corrections if needed.

Maintenance/Monitor/Upgrade

Attic Sheathing

Old water stains around evaporative cooler, monitor for leaks and correct if needed.



INTERIOR

Interior Walls

General flaws noted, recommend monitoring and correcting as needed.

Interior Ceilings

General flaws noted, recommend monitoring and correcting as needed.

Old water damage in boiler room ceiling, dry at time of inspection. The break room is above this and suspect past leaks. Concealed conditions including microbial growth may exist.



Interior Floors

Floors at top floor and main floor are out of level indicating historic movement. Recommend monitoring and correcting if significant changes occur.

General Comments

PERMITS

PERMITS

This inspection does not include checking for permits. Documentation should be provided that all remodeling, repairs, and any upgrades were performed with a building permit. These permits should be signed with final approval by the local municipality's building departments.

Complementary, under separate cover is a BuildFax Property History Report; a permit searching tool supplied by a third party. The report may not show full representation of permit history for this house, and is not as comprehensive as contacting the local building department directly.

General Comments

GENERAL INFORMATION

GENERAL INFORMATION

Recommend all corrections be made by a QUALIFIED contractor with current license if applicable, further evaluation/corrections be made before transfer of title, and documenting paperwork be provided that corrections have been completed by a qualified contractor.

Corrections should include but not be limited to conditions listed in this report.

Recommend all models/serial #'s be checked for recalls, appliances should be registered with manufacturer if possible.

Not all photos taken are used in report, nor are photos taken of all conditions.

Personal items and/or furniture are not moved to access windows, doors, or other areas. A vacant house is ideal for inspection.

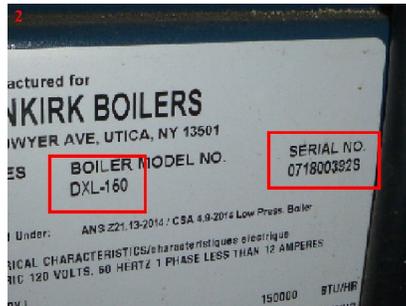
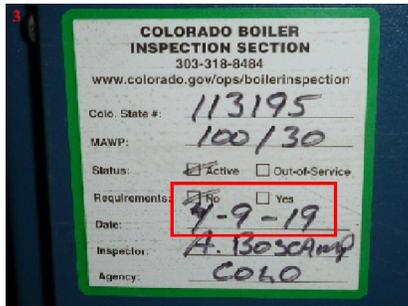
This inspection service does NOT include a warranty. A home buyers warranty is advised.

General Comments

BOILER

BOILER

Photo shows model/serial #'s.
Circa 2018, 150,000 BTU, Hot Water
City certificate posted is expired.



General Comments



Approx Age

Average life is 25 years, circa 2018.

Boiler System Thermostat

One main zone and thermostat
Radiator temperatures can be controlled with valves on their inlet piping. Valves were not operated.
All radiators got warm, thermal images are of sample units.



Radiators

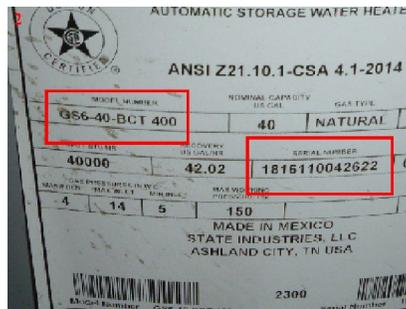
Bsmt bathroom is not directly heated.

General Comments

W. HEATER

WATER HEATER

Photo shows model/serial #'s
Circa 2018, 40,000 BTU, 40 Gallon



General Comments

EXTERIOR

EXTERIOR

Documenting photos.



General Comments

GROUNDS

Sprinkler System

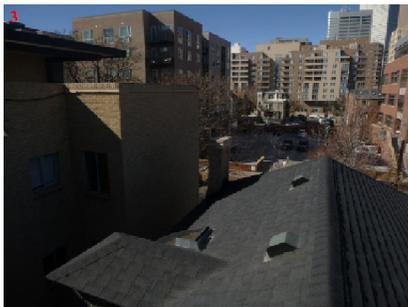
Sprinklers not inspected per standards of practice.
Recommend sprinkler anti-siphon valve, sprinkler heads, and zones boxes be at least five feet from foundation.
Sprinkler system should be winterized no later than mid-Oct but before first freeze.
Sprinklers are shut off, unable to determine if proper winterization was done.



CHIMNEY

Chimney Inspected From

Five chimneys present. Four are abandoned, one at the southeast corner vents the boiler and water heater through a metal flue.



General Comments

ELECTRIC

Main Electrical Distribution Panel Location

Photo shows main electrical panel location on south side of the house.



Main Panel

Photo shows the main panel with the dead front off for inspection.



ARC Fault Protection

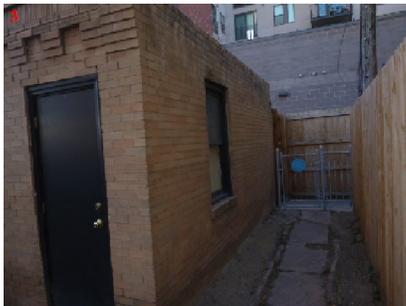
No ARC fault protection noted for general circuits. This may not have been required at time of panel installation. Recommend further evaluation/upgrade as needed by a licensed electrical contractor.

General Comments

GARAGE

GARAGE

Documenting photos.
Inspection of garage limited by stored items.



General Comments



LAUNDRY

LAUNDRY

Documenting photo.



PLUMBING

Main Water Shut Off

Photo shows the main shut off valve.



General Comments

Main Gas Valve

Photo shows gas meter and shut off.



Sewer Scope

Hydro-Physics was present to inspect the sewer line. See that company's report for more details.

KITCHEN

KITCHEN

Documenting photo of break room.



Kitchen Drain and Trap

Recommend periodically checking under sinks for leaks.



General Comments

Refrigerator

Coils must be regularly cleaned.
Photo shows model/serial #'s.
Unit is not plugged in.



Microwave Oven

Free standing microwave is beyond scope of inspection.

HALF BATH

Half Bath Sink Drain and Trap

Recommend checking periodically under sinks for leaks.



General Comments

Number of Half Baths

Documenting photos.



BATHROOM

Bathroom Sink Drain and Trap

Recommend periodically checking under sinks for leaks.



Tub Wall Encl.

Caulking and grout must be maintained in tub areas.

Number of Full Baths

Documenting photos.



General Comments

ATTIC

Attic Entry Access

Documenting photos.



Attic Insulation

Insulation limits inspection.

INTERIOR

INTERIOR ROOMS

Due to age of house, all materials that are not wood, metal, or glass may contain asbestos.

Due to age of house lead base paint, glazing, etc. may be present.

No test for lead based paint was performed. Contractors are required by Federal law to be "Certified Lead Base Paint Contractor" All contractors during the course of remodeling in homes aged 1978 and earlier are required to test and abate for lead base paint.

Due to age of house, it may be beneficial to have an energy audit done.

General Comments

Interior Fire Place 1

Bsmt is heated by an electric fireplace in the main room. It also gets indirect heat from boiler pipes that run along ceilings. Fireplace operated as expected, turn timer on wall first then use remote to turn on fireplace.



Pets

Undetermined if pets have been kept on property.

Data Lines

Data lines including TV, telephone, security system, CAT5, network, etc. are not tested per standards of practice.

General Comments

Interior Photos

Interior photos.



General Comments

Interior Photos Continued

Interior photos continued.



General Comments

RADON

RADON

Radon test performed, see letter under separate cover for results.
Radon monitor #VB4403 set in bsmt main room.



PESTS

PESTS

Expect wildlife and insects of all sorts on and around the property.

ENVIRONMENTAL

ENVIRONMENTAL

No testing or inspection for any environmental conditions including soil contaminants or gases, asbestos, lead, mold, etc. Radon testing is available at additional cost.

Inspection Report Details

Record Phillippe - Phillippe, Thomas 1650 Pennsylvania St, Denver, CO 80203

PERMITS

General Comments

PERMITS - Not Verified

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Complementary, under separate cover is a BuildFax Property History Report; a permit searching tool supplied by a third party. The report may not show full representation of permit history for this house, and is not as comprehensive as contacting the local building department directly.

GENERAL INFORMATION

General Comments

GENERAL INFORMATION - Contractors, Corrections, Recalls, Photos, Limitations, Warranty

Recommend all corrections be made by a QUALIFIED contractor with current license if applicable, further evaluation/corrections be made before transfer of title, and documenting paperwork be provided that corrections have been completed by a qualified contractor.

Corrections should include but not be limited to conditions listed in this report.

Recommend all models/serial #'s be checked for recalls, appliances should be registered with manufacturer if possible.

Not all photos taken are used in report, nor are photos taken of all conditions.

Personal items and/or furniture are not moved to access windows, doors, or other areas. A vacant house is ideal for inspection.

This inspection service does NOT include a warranty. A home buyers warranty is advised.

BOILER

General Comments

BOILER - General Comment

Photo shows model/serial #'s.
Circa 2018, 150,000 BTU, Hot Water
City certificate posted is expired.

General Comments

Approx Age - 8

Average life is 25 years, circa 2018.

Inspected

Rated BTU Per Hour - 150000

Inspected

Boiler System Energy Source - Gas

Inspected

Boiler System Distribution Type - Hot Water

Inspected

Boiler System Circulator #Pumps - 1

BOILER

General Comments

Boiler System Thermostat - Individual

One main zone and thermostat
 Radiator temperatures can be controlled with valves on their inlet piping. Valves were not operated.
 All radiators got warm, thermal images are of sample units.

Inspected

Boiler System Controls - Temp. Pressure Relief

Inspected

Boiler Pressure Controls - Temp. Pressure Gauge

Inspected

Boiler Emer. Disconnect - Tumble Switch or Fuse

Inspected

Boiler System Distribution Material - Copper

Inspected

Combustion Air - Present

Inspected

Flue Pipe - Metal

General Comments

Radiators - Floor

Bsmt bathroom is not directly heated.

Service/Repair/Re place

Expansion Tank - Not Strapped

Recommend expansion tank be properly strapped to reduce fatigue and stress on pipes.

COOLING

Maintenance/Monitor/Upgrade

COOLING SYSTEM - General Comment

Two evaporative coolers, both are shut down for the season.
 Pads should be replaced before this cooling season starts.
 Roof top unit is a commercial type while the window unit is more residential.
 Roof top unit is controlled by a thermostat at the top floor hall.
 Window unit is controlled at front of unit.
 Windows in the building must be slightly opened when running coolers or cooling affect will not occur and will feel muggy.

W. HEATER

General Comments

WATER HEATER - General Comment

Photo shows model/serial #'s
 Circa 2018, 40,000 BTU, 40 Gallon

Inspected

Water Heater 1 Rated BTU Per Hour - 40,000 +

Maintenance/Monitor/Upgrade

Water Heater 1 Approx. Age - 8

Average life of water heater is 10-12 yrs, circa 2018.
 A home buyers warranty is advised.

W. HEATER

Maintenance/Monitor/Upgrade **Water Heater 1 Size - 40**

40 gallons may be undersized for multi occupancy.

Maintenance/Monitor/Upgrade **Water Heater Fuel - Gas**

Recommend flexible gas connector be added at water heater by a licensed plumbing contractor to allow for movement of the floor without pressure on the gas lines.

Inspected **Water Heater Flue Pipe - Metal**

Maintenance/Monitor/Upgrade **Water Heater Cold Water Valve - Present**

Corrosion noted on water heater shut off valve, recommend monitoring and correcting as needed.

Inspected **Temp. Pressure Relief Valve and Pipe - Present**

Inspected **Water Heater Exterior Jacket - OK**

Inspected **Combustion Air - Present**

Service/Repair/Replace **Expansion Device - Not Present**

No pressure expansion device (TXV or expansion tank) found on the cold water pipe feeding the water heater. These help relieve pressure from heating the water. They are required in certain conditions. BuildFax does not show a permit for water heater install.

Maintenance/Monitor/Upgrade **Overflow Pan - Not Present**

Addition of an overflow pan is recommended under the water heater(s).

Service/Repair/Replace **Water Temperature - Tested**

Water temperature tested at 130.8*, 120.0* is advised.

ROOF

Inspected **How Inspected - Walk on Roof**

Inspected **Roof Style - Flat, Hip**

Service/Repair/Replace **Roof Covering - Fiberglass, Modified Bitumen**

Recommend roof be evaluated, corrected, and certified for five years by a licensed roofing contractor due to, but not limited to, the following conditions.
Foot traffic scuffing, mostly around evaporative cooler.
Incorrect flashing/cricket above the skylight.
General age deterioration.

Inspected **Approx. Age - 15 thru 20**

ROOF

- Inspected **Number of Layers - 1**
- Inspected **Roof Ventilation System - Gable Vents, Roof**
- Inspected **Flashing - Metal**
- Inspected **Plumbing Vents - Cast Iron**
- Inspected **Skylight - Plastic**

GUTTERS

- Inspected **Inspected From - Roof, Ground**

- Maintenance/Monitor/Upgrade** **Gutter Type - Metal**

Recommend gutter system be cleaned at least twice a year.
Poorly maintained gutters can leak and over flow causing damage or water intrusion.

- Inspected **Downspout Type - Metal**

- Service/Repair/Replace** **Runoff Drains - Splash Blocks**

Improper, clogged, damaged, etc. extensions can cause water intrusion into bsmt/crawl space, and can cause damage to foundation.
Recommend extensions take water at least 4-5ft from foundation.
Recommend extensions rather than splash blocks.

EXTERIOR

- General Comments** **EXTERIOR - General Comment**

Documenting photos.

- Inspected **Exterior Lights - 120 Volts**
- Inspected **Type of Home - Masonry, 2 Story**
- Inspected **Exposed Foundation - Stone**
- Inspected **Soffit\Fascia - Wood**
- Inspected **Siding - Wood**

EXTERIOR

Service/Repair/Re place **Grading - Inadequate**

Recommend soil be sloped away from house to improve drainage. Poor drainage can cause water intrusion into bsmt/crawl space areas, as well as damage to foundation.
General rule of thumb is 1/2 inch of fall for every 12 inches of run.
If proper slope cannot be achieved then addition of a perimeter drain system, commonly referred to as a "french drain", may be necessary.

Service/Repair/Re place **Masonry Walls - Brick**

Recommend all masonry be serviced by a certified masonry contractor familiar with historic masonry due to but not limited to the following.
Mortar deterioration in several locations.
A few brick cracks and damage.
Precast stone at front porch is damaged.

Maintenance/Monitor/Upgrade **Trim Work - Wood**

Some loose paint and deterioration noted.
Recommend prep and paint where needed.

Service/Repair/Re place **Entry Doors - Wood Solid Core**

East balcony north door does not open, hits carpet.

All exterior doors could use servicing and fitment for better security and efficiency.

Inspected **Window Character Material - Vinyl**

Inspected **Glass - Insulated**

Maintenance/Monitor/Upgrade **Weather Stripping - Rubber/Vinyl, Fiber/Felt**

Weather strips at exterior doors could be improved for increased efficiency.

Maintenance/Monitor/Upgrade **Caulking - Windows, Doors, Penetrations**

Exterior caulking must be maintained. Caulking is the first barrier between the exterior and the interior of the house.
Water or insect intrusion may occur through cracked caulking.
Recommend old caulking be removed before new is installed.
Recommend using a paintable caulk, urethane based product will last longer than acrylic.

GROUNDS

Service/Repair/Re place **Walks - Concrete, Stone**

Stone sidewalk along north side is settled and shifted, sloped toward building.
Potential for moisture intrusion to bsmt and foundation.
Recommend corrections.

Inspected **Porches - Concrete**

Service/Repair/Re place **Decks - Other**

The back addition is built half on a stone foundation and half like a deck.
The section built like a deck is sagging/failing and will need significant work or removal and replacement.
Evidence of leaking.
Soft spots in its balcony/roof when walked across.
Recommend a qualified contractor make corrections.

GROUNDS

Safety Concern **Driveway - Concrete**

Cracks and deterioration present.
Uneven areas present a tripping hazard.
Recommend corrections by a qualified contractor.

Safety Concern **Hand Rail - Wood**

The railing at the east balcony is rotted and loose, replacement needed.

A handrail is needed for the front entry steps.

Front balcony railings are low by current standards, use caution and/or upgrade.

Maintenance/Monitor/Upgrade **Fencing - Wood, Metal**

Fence will need periodic maintenance.

Some gates are locked and provided keys did not work.

General Comments **Sprinkler System - Not Inspected**

Sprinklers not inspected per standards of practice.
Recommend sprinkler anti-siphon valve, sprinkler heads, and zones boxes be at least five feet from foundation.
Sprinkler system should be winterized no later than mid-Oct but before first freeze.
Sprinklers are shut off, unable to determine if proper winterization was done.

CHIMNEY

General Comments **Chimney Inspected From - Roof**

Five chimneys present. Four are abandoned, one at the southeast corner vents the boiler and water heater through a metal flue.

Inspected **Chimney 1 Type - Brick**

Inspected **Chimney 1 Location - Main**

Inspected **Flue Lining - Metal**

Maintenance/Monitor/Upgrade **Chimney Top - Concrete, Metal**

Three of the abandoned chimneys are capped.
Recommend the northeast chimney be capped.

Service/Repair/Replace **Chimney Cap - Other**

The boiler and water heater flue is missing its termination cap above the chimney.
Recommend corrections by a licensed HVAC contractor.

ELECTRIC

Inspected **Main Electrical Service - Attached To House**

Inspected **Main Electrical Service Wire - Aluminum**

ELECTRIC

Inspected

Overhead Clearance - 12 Feet

Inspected

Voltage Available - 120/240

Inspected

Main Electrical Distribution Panel Accessibility - Typical

General Comments

Main Electrical Distribution Panel Location - Exterior

Photo shows main electrical panel location on south side of the house.

Inspected

Electrical Disconnect - Breaker

General Comments

Main Panel - 125

Photo shows the main panel with the dead front off for inspection.

Inspected

Interior House Wiring - Copper

Inspected

Type of House Wire - Non Metallic Sheathed Cable (Romex)

Inspected

Grounding - Water Pipe, Driven Rod

Safety Concern

Electrical Defaults - Electrical Defaults

Recommend further evaluation/correction of the electrical system by a licensed electrical contractor to include but not be limited to the following conditions.

No GFCI protection at bsmt mechanical room, break room, garage

Two prong receptacles in a few locations.

A few broken receptacles.

Main panel is 125 amp, may be small depending on your power needs.

The overhead service cable has come loose from house mount, drip loop is now missing and wires a stretched due to not being properly supported.

Overhead wires to garage are touching other cables and have atypical connectors.

Lights at garage did not work.

Main panel has a white wire used as a hot lead and is not marked as such.

General Comments

ARC Fault Protection - Not Present

No ARC fault protection noted for general circuits. This may not have been required at time of panel installation. Recommend further evaluation/upgrade as needed by a licensed electrical contractor.

GARAGE

General Comments

GARAGE - General Comment

Documenting photos.

Inspection of garage limited by stored items.

Inspected

Garage Type - Multi Car Detached

GARAGE

**Service/Repair/Re
place** **Garage Exterior Walls - Brick**

The west wall of the garage is damaged from the inside out, looks like a car drove into it. Recommend the wall be corrected by a certified masonry contractor.

**Service/Repair/Re
place** **Garage Windows - Wood**

Garage south window has glass missing and is boarded over.

Inspected **Garage Roof Framing Style - Flat**

Inspected **Garage Roof Framing Type - Conventional**

**Service/Repair/Re
place** **Auto Garage Door Lift Controls - Auto Opener, Auto Safety Reverse, Electronic Eye**

The garage door needs service. Is is not centered in the opening and is pinching/crushing the cable at the north side. Recommend service by a certified garage door contractor.

Inspected **Garage Interior Walls - Unfinished**

Inspected **Garage Interior Ceiling - Unfinished**

Inspected **Garage Floor - Concrete**

Inspected **Garage Doors - Overhead**

LAUNDRY

**General
Comments** **LAUNDRY - General Comment**

Documenting photo.

Inspected **Laundry Sink - Concrete**

**Maintenance/Moni
tor/Upgrade** **Laundry Sink Faucets - Other**

No water pipes connected to laundry sink, not tested.

Inspected **Washer Drains - Laundry Sink**

**Service/Repair/Re
place** **Dryer Vented - Not Vented**

No vent for dryer, dryer is required to be vented to exterior.

Inspected **Laundry Energy Source - 240 Volt**

Inspected **Floor Drain - Present**

PLUMBING

Service/Repair/Re place **PLUMBING - General Comment**

Back flow preventer certification is expired.

Inspected **Water Source - Municipal**

Inspected **Water Main Supply Size - 3/4**

Inspected **Water Main Supply Type - Copper**

General Comments **Main Water Shut Off - Basement**

Photo shows the main shut off valve.

General Comments **Main Gas Valve - Outside**

Photo shows gas meter and shut off.

Service/Repair/Re place **Interior Visible Water Pipes - Copper**

Main water line reduces from 3/4" to 1/2" over the bsmt fireplace to the water heater. 1/2" cannot flow as much water as 3/4" and may result in flow loss at sinks/showers.
Recommend supply piping be corrected by a qualified contractor.

Inspected **Waste System - Municipal**

Inspected **Interior Waste/Vent Pipes - Cast Iron, Plastic**

Maintenance/Monitor/Upgrade **Type of Outside Spigots - Unprotected**

Unprotected hose connections should be shut off and drained before first freeze each year.
Unit is not properly secured at exterior.

General Comments **Sewer Scope - Not Inspected**

Hydro-Physics was present to inspect the sewer line. See that company's report for more details.

Service/Repair/Re place **Sewage Ejection System - Working**

SERVICE

Sewer ejection pump is vented with an air admittance valve, atypical and may not vent properly.
Sewer pump short cycled, on/off, on/off, more frequently than expected when running. May not be draining completely or back flow valve may not be closing and preventing water from going back into tank.
Recommend corrections by a licensed plumbing contractor.

UPGRADE/MAINTENANCE

Sewage ejection pumps require servicing, recommend inquiry with qualified plumbing contractor for service recommendations.
Sewage ejection pump does not have an alarm to alert user of a failed or clogged pump. Recommend an alarm be installed.
Tank was not opened, unverified pump type.

Inspected **Gas Pipe Type - Black Iron**

PLUMBING

Maintenance/Monitor/Upgrade **Shut Off Valves - Ball, Saddle**

Saddle valves are unreliable; they can become stiff making them difficult to shut off, they are prone to leaking, they are prone to breakage of the valve shaft. Recommend they be replaced with inline 1/4 ball valves.

GENERAL COMMENT

Shut off valves are not operated as they could fail during operation and per ASHI standards.

Maintenance/Monitor/Upgrade **Water Pressure - Tested**

Water pressure was tested at 40 psi, this is the minimum acceptable level. Recommend further evaluation to determine if pressure can be raised.

BASEMENT

Maintenance/Monitor/Upgrade **BASEMENT - General Comment**

Bsmt laundry has an abandoned window and exterior door. If these remain unused it is suggested they be removed and blocked or bricked over.

Inspected **Basement Type - Full Percent**

Inspected **Basement Access - Interior Stairs**

Service/Repair/Replace **Basement Foundation Walls - Stone**

Evidence of water intrusion, recommend improving exterior drainage.

Service/Repair/Replace **Basement Floor - Concrete**

Bsmt stairs are touching debris and dirt under them, potential for moisture and critter issues. Recommend cleaning/clearing away.

Inspected **Basement Wall Finish - Full Finish**

Inspected **Basement Drainage - Floor Drain**

Service/Repair/Replace **Window Wells - Add**

Bsmt windows are not sized for egress.

Soil grade and sidewalks are higher than some windows, soil touching front bsmt window.

Recommend corrections to meet egress needs and reduce potential from moisture and critter issues.

KITCHEN

General Comments **KITCHEN - General Comment**

Documenting photo of break room.

Inspected **Kitchen Floors - Tile**

KITCHEN

Inspected Kitchen Doors Windows - Tested

Inspected Kitchen Cabinets - Laminate

Inspected Kitchen Sink - Metal Enamel

Service/Repair/Re place Kitchen Sink Faucet - Tested

Sink faucet is loose at countertop mount.

General Comments Kitchen Drain and Trap - Plastic

Recommend periodically checking under sinks for leaks.

Inspected Garbage Disposal - Continuous Feed

Inspected Countertop - Laminate

General Comments Refrigerator - Clean Coils

Coils must be regularly cleaned.
Photo shows model/serial #'s.
Unit is not plugged in.

General Comments Microwave Oven - Not Tested

Free standing microwave is beyond scope of inspection.

HALF BATH

Inspected Half Bath Electric Switches and Fixtures - Ceiling

Inspected Half Bath Exhaust System - Window

Inspected Half Bath Sink Faucets - Tested

Inspected Half Bath Sink Stopper - Push Pull

Maintenance/Monitor/Upgrade Half Bath Sink Basin - Porcelain

Half bathroom sink is cracked, recommend replacement before leaks occur.

General Comments Half Bath Sink Drain and Trap - Metal

Recommend checking periodically under sinks for leaks.

Inspected Toilet Operation - Flushes, Drains, Refills

HALF BATH

Inspected Half Bath Floor - Tile

General Comments Number of Half Baths - 1

Documenting photos.

Maintenance/Monitor/Upgrade Bathroom Countertop - Stone/Synthetic Stone

Deterioration of countertop at the top floor bathroom.

BATHROOM

Inspected Bathroom Doors, Windows - Tested

Inspected Bathroom Electric Switches and Fixtures - Ceiling

Inspected Bathroom Receptacles - Grounded, GFCI

Service/Repair/Replace Bathroom Exhaust System - None

No exhaust at the bsmt bathroom, bathrooms with showers/tubs must be ventilated with either an operable window or an exhaust fan.

Maintenance/Monitor/Upgrade Bathroom Sink Faucets - Tested

Flow is low at the bsmt bathroom sink faucet, is there debris in the lines or aerator?

Inspected Bathroom Sink Stopper - Push Pull

Inspected Bathroom Sink Basin - Composite

General Comments Bathroom Sink Drain and Trap - Plastic

Recommend periodically checking under sinks for leaks.

Maintenance/Monitor/Upgrade Toilet Operation - Flushes, Drains, Refills

Bsmt toilet is slow to refill.

Safety Concern Bathtub Faucets - Tested

Only hot water from the tub control, scald hazard. Recommend correction.

Inspected Bathtub Stopper - Pop Up

General Comments Tub Wall Encl. - Tile

Caulking and grout must be maintained in tub areas.

Inspected Bathroom Floor - Vinyl Tile

BATHROOM

General Comments

Number of Full Baths - 1

Documenting photos.

Service/Repair/Replace

Bathroom Countertop - Other

Countertop is not secured to vanity at bsmt bathroom.

Inspected

Bathroom Cabinets - Wood, Laminate

ATTIC

General Comments

Attic Entry Access - Hatch

Documenting photos.

Maintenance/Monitor/Upgrade

Attic Access Location - Closet

Access hatch is small by current standards, upgrade is advised.

Maintenance/Monitor/Upgrade

Attic Structural Framing Type - Conventional

Attic structural framing is under designed by current standards but is typical for the age of construction. There are no signs of failure or degradation at this time. Recommend monitoring and making corrections if needed.

Maintenance/Monitor/Upgrade

Attic Sheathing - Plywood

Old water stains around evaporative cooler, monitor for leaks and correct if needed.

General Comments

Attic Insulation - Blown

Insulation limits inspection.

Inspected

Attic Insulation Thickness - 10 plus inches

Inspected

Attic Ventilation - Roof Vents

Inspected

Attic Vent Pipes - Vented Outside

INTERIOR

General Comments

INTERIOR ROOMS - General Comment

Due to age of house, all materials that are not wood, metal, or glass may contain asbestos.
Due to age of house lead base paint, glazing, etc. may be present.
No test for lead based paint was performed. Contractors are required by Federal law to be "Certified Lead Base Paint Contractor" All contractors during the course of remodeling in homes aged 1978 and earlier are required to test and abate for lead base paint.
Due to age of house, it may be beneficial to have an energy audit done.

Maintenance/Monitor/Upgrade

Interior Walls - Plaster

General flaws noted, recommend monitoring and correcting as needed.

INTERIOR

Maintenance/Monitor/Upgrade Interior Ceilings - Plaster

General flaws noted, recommend monitoring and correcting as needed.

Old water damage in boiler room ceiling, dry at time of inspection. The break room is above this and suspect past leaks. Concealed conditions including microbial growth may exist.

Maintenance/Monitor/Upgrade Interior Floors - Wood, Carpet, Tile, Other

Floors at top floor and main floor are out of level indicating historic movement. Recommend monitoring and correcting if significant changes occur.

Inspected Interior Switches - Tested

Inspected Interior Outlets - Two Prong, Three Prong

General Comments Interior Fire Place 1 - Electric

Bsmt is heated by an electric fireplace in the main room. It also gets indirect heat from boiler pipes that run along ceilings.

Fireplace operated as expected, turn timer on wall first then use remote to turn on fireplace.

Service/Repair/Replace Interior Fire Place 2 - Metal

Recommend a level 2 inspection (as defined by NFPA or CSIA standards) for all solid fuel burning devices at the time of sale by a certified contractor.

Parlor fireplace is original coal burner. Do not burn wood.

Flue is stuffed with insulation.

Safety Concern Smoke Detectors - Too Few

Recommend smoke alarms in each bedroom, hallways outside bedrooms, and at least one on each level.

Recommend smoke alarms be replaced every 7-10 years unless otherwise labeled by manufacturer.

Recommend replacing batteries annually.

Smoke alarms not tested per standards of practice.

Safety Concern Carbon Monoxide Detectors - Not Present

No CO alarms found. Recommend carbon monoxide alarms be installed per Colorado law.

Safety Concern Stairways - With Hand Railings

Main staircase railing is original. It does not meet current standards as it is too low and is not graspable at mid point where it touches side rail.

Use caution.

The bsmt staircase handrail is not graspable for much of its run, replacement advised.

Inspected Skylight - No Evidence of Leakage

Service/Repair/Replace Windows - Operated

Window at the top of the main staircase does not stay open on its own. Recommend repair.

The stained glass window at the bottom of the main staircase is not safety rated.

Service/Repair/Replace Doors - Solid

Doors throughout are racked, drag on jambs, do not latch, etc.

Indication of historic movement.

Recommend corrections as needed.

INTERIOR

General Comments

Pets - Unknown

Undetermined if pets have been kept on property.

General Comments

Data Lines - Not Tested

Data lines including TV, telephone, security system, CAT5, network, etc. are not tested per standards of practice.

General Comments

Interior Photos - Interior Photos

Interior photos.

General Comments

Interior Photos Continued - Interior Photos

Interior photos continued.

RADON

General Comments

RADON - Tested

Radon test performed, see letter under separate cover for results.
Radon monitor #VB4403 set in bsmt main room.

PESTS

General Comments

PESTS - General Comment

Expect wildlife and insects of all sorts on and around the property.

ENVIRONMENTAL

General Comments

ENVIRONMENTAL - No Testing

No testing or inspection for any environmental conditions including soil contaminants or gases, asbestos, lead, mold, etc. Radon testing is available at additional cost.

Phillippe, Thomas
1650 Pennsylvania St
Denver, CO 80203

Inspection Number: Phillippe

Comments

Inspected 2/17/26 9:00 AM, Buyer and Agent, Vacant, Built 1896, Sunny 45+-, Faces West, 420inspection+170radon=\$590.00
This Report Is Non Transferable

Date: ____/____/____

Inspection Fee: \$

Customer:

Subject Property Address:

THIS IS A LEGALLY BINDING DOCUMENT, IT CONTAINS LIMITATIONS ON THE SCOPE OF INSPECTION, REMEDIES AND LIABILITY. PLEASE READ IT CAREFULLY.

Customer hereby authorizes Home Systems Data, Inc. ("Company") to perform an inspection of the Subject Property in accordance with the terms and conditions of this Contract, and agrees to pay Company the Inspection Fee specified above at the time of the inspection. Company has the right to not release its Inspection Report without payment in full. Customer's signature below acknowledges he/she has read, understands and agrees to be bound by the terms and conditions below and intends to bind his/her spouse, heirs and successors as his/her/their authorized agent. Any acceptance or use of the Inspection Report shall constitute acceptance of all of the terms and conditions below. Initially, Customer has selected whether he/she desires to remove a liability limitation from this Contract as follows:

_____ (Customer's Initials) I have received, had the opportunity to read, and have read all pages of the Contract and I DO NOT ELECT TO PAY AN ADDITIONAL FEE FOR THE REMOVAL OF THE LIMITATION OF LIABILITY AND LIQUIDATED DAMAGES described in paragraph 5 for this inspection and report. If no option box is initialed, Customer selects this option.

_____ (Customer's Initials) I have received, had the opportunity to read, and have read all pages of the Contract and I ELECT TO PAY AN ADDITIONAL FEE OF \$2,500.00 FOR THE REMOVAL OF THE LIMITATION OF LIABILITY AND LIQUIDATED DAMAGES described in paragraph 5 for this inspection and report.

- Company is authorized to release copies of the Inspection Report to:
 - the selling agent the listing agent the seller
 - other parties involved in this specific transaction
 - [Specify: _____].
 - (_____) Customer's Initials

By his or her signature below, Customer acknowledges that he or she has read and understands the entire Contract and intends to be bound by its terms.

Contract Agreed and Accepted by Customer:

1. The scope of this inspection ("Scope") is limited to the visual examination of the safely and readily accessible (in the sole determination of the inspector) portions of the structural, heating, cooling, plumbing, roofing, electrical and permanently attached kitchen appliance systems and components of the Subject Property specified in this Contract and the Inspection Report for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Contract and the Inspection Report. No other systems, items or appliances are included in this inspection.

2. Excluded is any inspection of any systems or items not included in the Inspection Report including but not limited to the following: any information pertaining to manufacturers' recalls of any component or "class action" litigation or settlements against contractors or manufacturers, detached buildings or equipment, the presence of insects or other pests, low-voltage systems, swimming pools, saunas, spa, whirlpool, and hot tubs systems, electrostatic precipitators or electronic air cleaners or filters, septic systems, gray water systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, surface or subsurface water collection systems, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio and video systems, central vacuum systems, fencing, landscaping, retaining walls, irrigation systems, active and passive solar systems, soils, security systems, and any inspection of or sampling or testing for any harmful, toxic or dangerous substances or environmental hazards including but not limited to carbon monoxide, mold, bacteria, asbestos, lead, gases

including radon (except pursuant to a separate contract) other than gases typically used as fuel for home heating systems, formaldehyde, chemicals, contaminants or compounds, or any system or item not included in the Inspection Report. In the event the Inspection Report or the Inspector supplies information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Customer, shall not be deemed to be an amendment to or waiver of the forgoing exclusions, and shall not be deemed to acknowledge or create any duty not otherwise expressly specified in this Contract.

3. This inspection is not technically exhaustive. This is not an engineering inspection or analysis, and no engineering tests will be made. This is not an inspection for lead based paint or methamphetamine contamination. No examination will be made to determine compliance with any governmental ordinance, regulation or code (notwithstanding any reference in the Inspection Report to any code provision). No testing by the introduction of water or any other substance will be made of any sump or surface or subsurface drainage component or system. The inspection performed is not intended as a substitute for a seller's disclosure statement. The Inspection Report is not to be considered an implied or express warranty or insurance on the Subject Property or its components concerning value, safety, future use, operability, habitability, insurability, or suitability, or the impact on any of these concerns arising from the condition of any system or component. Customer acknowledges and agrees that it is the Customer's intention to use the inspection and report for the purpose of becoming better informed regarding some of the conditions of the subject property and not for the purpose of negotiating other contracts. The sole purpose of a limited visual inspection is for Customer to be informed of as many conditions as possible within the brief period of time allotted for the inspection and the limited access to the Subject Property which is made available by the owner. CUSTOMER HAS NO EXPECTATION OF BEING NOTIFIED OF ALL CONDITIONS, and waives any claim to conditions which are not reported. Company is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and not detectable during the inspection. This inspection will be conducted with reasonable care and will comply with the STANDARDS OF PRACTICE OF THE AMERICAN SOCIETY OF HOME INSPECTORS (available online at www.homeinspector.org/standards <<http://www.homeinspector.org/standards>>) (herein "Standards of Practice"), except as modified by this Contract and the limits set forth in this Contract and the Inspection Report.

4. CUSTOMER ACKNOWLEDGES THAT COMPANY WARRANTS SOLELY THAT ITS INSPECTION SERVICES WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE, THE INSPECTION REPORT AND THE STANDARDS OF PRACTICE. THIS IS A LIMITED AND NONTRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY COMPANY. COMPANY MAKES AND CUSTOMER RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED. THIS STATED EXPRESS WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF COMPANY FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE ON THE INSPECTION REPORT. CUSTOMER WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. CUSTOMER EXPRESSLY INTENDS AND AGREES THAT THE INSPECTOR AND COMPANY HAVE NO OBLIGATION OR DUTY TO CUSTOMER EXCEPT AS EXPRESSLY SET FORTH IN THIS CONTRACT.

5. IN THE EVENT OF A BREACH OR A FAILURE OF THE FOREGOING WARRANTY, OR A CLAIM OF MISREPRESENTATION OR NEGLIGENT INSPECTION BY COMPANY (EXCLUDING WILLFUL MISCONDUCT), CUSTOMER AGREES THAT THE LIABILITY OF COMPANY, AND OF ITS AGENTS, EMPLOYEES AND INSPECTORS, FOR CLAIMS OR DAMAGES, COSTS OF DEFENSE AND SUIT, ATTORNEYS' FEES, AND EXPENSES AND PAYMENTS ARISING OUT OF OR IN ANY WAY CONNECTED WITH ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT SHALL BE LIMITED TO LIQUIDATED DAMAGES IN AN AMOUNT EQUAL TO THE AMOUNT OF THE HOME INSPECTION FEE PAID TO COMPANY BY CUSTOMER. Customer and Company acknowledge the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact actual damages other than the full contract amount may be difficult and impractical to ascertain; (ii) to allocate risk among Company and Customer; (iii) to reflect the reasonably anticipated amount of damage which Customer would suffer; and (iv) to enable Company to perform the inspection at the stated inspection fee. IN THE EVENT OF THE TENDER BY COMPANY OF A REFUND OF THE INSPECTION FEE, SUCH REFUND SHALL BE FULL AND FINAL SETTLEMENT OF ALL PRESENT AND FUTURE CLAIMS AND CAUSES OF ACTION (EXCLUDING WILLFUL MISCONDUCT) AND COMPANY AND ITS AGENTS, EMPLOYEES AND INSPECTORS SHALL BE THEREUPON GENERALLY AND FULLY RELEASED.

6. EXCEPT AS EXPRESSLY PROVIDED HEREIN, CUSTOMER AGREES TO INDEMNIFY AND HOLD COMPANY AND ITS INSPECTOR(S) HARMLESS (INCLUDING COSTS OF DEFENSE AND ATTORNEYS' FEES) FROM AND AGAINST ALL LIABILITY, CLAIMS, CAUSES OF ACTION, DAMAGES AND ACTIONS, INCLUDING THE COMPANY'S BREACH OF CONTRACT, MISREPRESENTATION AND NEGLIGENCE, AND INCLUDING COSTS AND ATTORNEYS FEES, RELATED TO OR ARISING FROM THE CONDUCT OF THE

INSPECTION OR THE DELIVERY OF THE INSPECTION REPORT WHICH ARE THE SUBJECT OF THIS CONTRACT (EXCLUDING ONLY WILLFUL MISCONDUCT).

7. CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES ANY CLAIMS AND CAUSE OF ACTION AGAINST THE INSPECTOR(S) PERSONALLY, EXCLUDING ONLY WILLFUL MISCONDUCT, AND AGREES TO LOOK SOLELY TO COMPANY FOR ANY AND ALL LIABILITY RELATED TO THE INSPECTION INCLUDING THE MISREPRESENTATION OR NEGLIGENCE OF THE INSPECTOR(S). CUSTOMER HEREBY AGREES TO INDEMNIFY THE INSPECTOR(S) PERSONALLY FOR ANY AND ALL CLAIMS AND CAUSES OF ACTION, INCLUDING COSTS OF DEFENSE AND ATTORNEYS' FEES, RELATED TO OR ARISING FROM ANY CLAIM BROUGHT BY CUSTOMER AGAINST THE INSPECTOR(S).

8. It is the responsibility of Customer to make the Subject Property and its components fully accessible for this inspection. Company inspectors are not authorized to turn on gas mains or valves, water mains or valves, activate electrical power or pilot lights, nor move items in order to gain access to an area or component. Except for the removal of electrical service panels (where possible without damage to property), furnace and water heater inspection panels (excluding flame shields), inspectors will not remove panels, or disassemble any item for access to a component which is contained by fasteners that require tools for entry. Areas containing standing water or mud are considered inaccessible. Decisions relating to safety are at the inspector's discretion, but they are specifically prohibited from climbing on roofs during high winds, roofs that are slippery or high pitched, or entering areas in which potentially dangerous pets are contained. INSPECTORS ARE NOT REQUIRED OR EXPECTED TO MOVE OR REMOVE ANY PERSONAL PROPERTY FROM OR AT THE SUBJECT PROPERTY IN ORDER TO CONDUCT THE INSPECTION. CUSTOMER AGREES TO INDEMNIFY AND HOLD COMPANY AND ITS INSPECTOR(S) HARMLESS (INCLUDING COSTS OF DEFENSE AND ATTORNEYS' FEES) FOR ANY AND ALL CLAIMS BY THE OWNER(S) OF THE SUBJECT PROPERTY FOR ANY AND ALL CAUSES OF ACTION, INCLUDING PERSONAL INJURY OR DAMAGE TO PROPERTY, WHICH DO NOT ARISE OUT OF THE INSPECTOR'S WILLFUL MISCONDUCT. CUSTOMER ADDITIONALLY AGREES THAT UNLESS CUSTOMER HAS ELECTED ON THE FIRST PAGE OF THIS CONTRACT TO REMOVE THE LIMITATION OF LIABILITY AND LIQUIDATED DAMAGES, CUSTOMER ASSUMES AND ACCEPTS ALL RISK OF OWNER CONCEALMENT OR MISREPRESENTATION. IN THE ABSENCE OF SUCH AN ELECTION BY CUSTOMER, IF CUSTOMER MAKES A DEMAND OR BRINGS AN ACTION AGAINST OWNERS, SELLERS OR AGENTS FOR FRAUD, CONCEALMENT OR MISREPRESENTATION REGARDING A CONDITION OR COMPONENT OF THE SUBJECT PROPERTY, CUSTOMER HEREBY WAIVES AND RELEASES ANY AND ALL CLAIMS OR LIABILITY AGAINST COMPANY AND INSPECTOR(S) FOR DAMAGES RELATED TO THE CONDITION OR COMPONENT FOR WHICH THE DEMAND OR CLAIM IS MADE AGAINST THE OWNERS, SELLERS OR AGENTS.

9. Company reserves the right to terminate the inspection and to return the inspection fee (if paid), in its absolute discretion, for any reason or for no reason and without any obligation to state a reason, at any time prior to delivery of the Inspection Report. Such termination and refund shall terminate all relationships between Company and Customer with regard to the inspection, and Customer agrees that Company owes no duty whatsoever to Customer, and Customer will not use or rely on any information obtained during the course of the inspection. The stated fee is for a single trip to the Subject Property. Additional trips for re-inspection, or to perform or complete an inspection, for reasons beyond the control of Company (e.g. weather, inaccessibility of the items normal to the inspection, inactive utilities, or an inability to gain access to the Subject Property), will be performed at an additional fee plus any applicable trip charges. Company reserves the right to modify the written Inspection Report by a written addendum for a period of **forty-eight (48) hours** after the Inspection Report has been delivered to the Customer. If Company exercises this right to modify the written report within the time as specified above, Company shall provide telephone, fax, or email notification of the need for such addendum to the Customer or authorized agent and Customer agrees that the Inspection Report is not complete until receipt of the written addendum. Any such written addendum shall be mailed, emailed, faxed to the Customer, or made available for pickup by Customer, within **two (2) business days** of the date of the Inspection Report.

10. IN THE EVENT CUSTOMER HAS A CLAIM OF A BREACH OR FAILURE OF WARRANTY, MISREPRESENTATION OR NEGLIGENT INSPECTION, CUSTOMER SHALL PROVIDE COMPANY WITH **THREE WORKING DAYS** TO RE-INSPECT THE COMPONENT OR ITEM BEFORE CUSTOMER REPAIRS OR REPLACES THE COMPONENT OR ITEM (unless the repair or replacement is of an urgent nature, in which case Customer shall notify Company within three working days and retain all parts and materials for inspection by Company within **30 days**). This right of re-inspection is to protect Company and Customer from the business practices of contractors. IF CUSTOMER FAILS TO HONOR COMPANY'S RIGHT OF RE-INSPECTION, CUSTOMER WAIVES ANY CLAIM AGAINST COMPANY WITH RESPECT TO THE COMPONENT OR ITEM.

11. ~~Page 67 of 69~~ In the event any dispute arises regarding this Contract or the contents of the Inspection Report it is agreed that

Customer shall provide Company with a detailed written statement of the dispute and thereafter all parties shall attempt in good faith to settle such disputes between themselves. In the event such attempts fail to resolve such disputes, prior to the filing of any legal action by the Customer, the Customer shall submit to Company written notification of Customer's intent to file a legal action, and Company shall have the right but not the obligation within **thirty (30) days** to submit the dispute to binding arbitration in Denver, Colorado. Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Contract or arising out of, from or related to the Inspection or the Report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. The decision of the arbitrator appointed by either arbitration provider shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction. All proceedings must be held in the state where the inspection was performed. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION. Each party further agrees to pay its own arbitration costs. IN THE EVENT OF ANY LAWSUIT OR OTHER JUDICIAL PROCEEDINGS, THE PARTIES KNOWINGLY AND VOLUNTARILY, AND HAVING HAD AN OPPORTUNITY TO CONSULT WITH COUNSEL, WAIVE ALL RIGHTS TO TRIAL BY JURY, AND AGREE THAT ANY AND ALL MATTERS SHALL BE DECIDED BY A JUDGE WITHOUT A JURY TO THE FULLEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW.

12. Due to the inherent degradation of the systems and components of the Subject Property as a result of the passage of time which makes impossible a precise determination of conditions which were in existence at the time of the inspection, Customer agrees that no action, regardless of the legal theory under which the action is brought (expressly including negligence and negligent misrepresentation but excluding willful misconduct), shall be brought against Company or the inspector beyond the earlier of two years following the date of the Inspection Report or **180 days** after discovery by Customer of the condition which forms the basis of the action.

13. If a claim is made against Company for any alleged error or omission or other act arising out of the performance of this inspection, whether in court or in arbitration, and if Customer fails to prove such claim, Customer agrees to pay all costs and attorneys' fees incurred by Company and its inspectors.

14. The Inspection Report is not intended for use by anyone other than the Customer. No third party shall have any right arising from this Contract or the Inspection Report. In consideration of the furnishing of the Inspection Report, and subject to all terms and limitations of this Contract, the Customer agrees to indemnify and hold harmless Company, and its inspectors for all costs, expenses, legal fees, awards, settlements and judgments in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. If Customer releases or requests that Company release copies of the Inspection Report to any third party, such release shall be at Customer's risk with respect to the contents of this paragraph.

15. Customer acknowledges that neither the Company nor the inspector have any interest in the Subject Property, have no independent, prior or existing knowledge of the Subject Property (in the event the Company has previously inspected the Subject Property, due to the potential of changing conditions, the inspector will inspect the Subject Property as if it was an original inspection), and will have only a limited opportunity to observe the Subject Property. Accordingly, Customer acknowledges and agrees that Customer will receive only a summary of visual observations. Customer acknowledges, agrees and warrants that Customer will not receive, and neither the Company nor the inspector can or will make, (a) representations as to the characteristics, ingredients, uses, benefits, alterations, or quantities of the Subject Property, (b) representations that the Subject Property is of a particular standard, quality, or grade, or of a particular style or model; or (c) statements of the inspector's own knowledge. Customer agrees that to protect Company and the inspector from false claims of fraud, Customer shall make no claim for fraud and hereby stipulates to the dismissal without prejudice of any claim for fraud unless Customer can attach to such claim credible documentary or sworn evidence demonstrating first hand knowledge that the inspector knowingly conspired with a third party with the intent to defraud Customer as to a specific material fact regarding the Subject Property (with "material" stipulated as having a value of more than \$5,000). Customer agrees to indemnify the Company and the inspector for any breach by Customer of the forgoing agreement and warranty.

**Phillippe, Thomas
1650 Pennsylvania St
Denver, CO 80203**

Inspection Number: Phillippe

Comments

Inspected 2/17/26 9:00 AM, Buyer and Agent, Vacant, Built 1896, Sunny 45+-, Faces West, 420inspection+170radon=\$590.00 This Report Is Non Transferable

Environmental Hazards:

No comprehensive tests were done for any hazardous materials or indoor pollution unless specifically stated in this report (per ASHI® Standards). The presence of lead or mercury based paints was not inspected or evaluated. No inspection or test was made for lead solder on water pipes, solids lead pipes or lead in water or any other contaminants in the water was made unless stated specifically in the report. MOLDS or the potential for mold allergies or any deleterious effects caused by molds or any other allergens were not inspected or evaluated. No geologic hazards were inspected or evaluated, such as expansive or unstable soils, landslides, earthquake hazards, underground mines, sink holes, water tables, flood plains, etc. however, the effects of any of these conditions would be described in the report, if present and visible. EXPANSIVE SOIL, for example, is an on going concern in the Denver area. There are no warranties or guarantees for the continued structural stability of a home inspected by HSDI. No search was made for underground storage tanks. No evaluation or inspection for ground water contaminants or ground surface contaminants was made (such as oil spills, any other hydrocarbon or chemical contamination, PCBs, etc). CHILD SAFETY CONCERNS (such as electrical hazards, stairways, railings, and others) were not evaluated except as stated in the report. No GENERAL SAFETY INSPECTION was made. No inspection or air test was made for UREA FORMALDEHYDE FOAM INSULATION or any OTHER AIRBORNE CHEMICAL. No evaluation or inspection was made for PCBs (polychlorinated biphenyl's) HEAVY METALS, etc. in any material. ELECTROMAGNETIC FIELDS were not evaluated or surveyed unless described in this report or accompanying report. ASBESTOS was not inspected or sampled except subject to the conditions described below. RADON is recommended to be tested; test results are described below or in an accompanying report unless the client elected not to perform a test. CARCINOGENS generally are not inspected except radon. No public/governmental agency records were searched as part of this inspection and no environmental audit such as Phase One was performed on this property as these and all others named above are beyond the scope of this inspection, and are specialties requiring expertise beyond that of the general home inspector. Essentially, no environmental hazards were evaluated or inspected unless specifically reported in this report or an accompanying report. If there are any doubts or concerns about any of the above, a qualified professional should be retained before closing the sale of the property to perform appropriate tests, surveys, or audits.

ASBESTOS:

In homes built before 1980, almost any material may contain asbestos. In homes built after 1980, it is possible that some materials may contain asbestos. Home Systems Data, Inc. does not inspect for asbestos (per ASHI ® standards) but may, in passing point out materials which may contain asbestos, based on the inspector's experience; however, this information should not be relied upon as authoritative or conclusive, in any way. This information is also not exhaustive or technically exhaustive. Other asbestos containing materials may be present in the home which were hidden, such as in wall plaster, or drywall, and other materials may contain asbestos which are not hidden but have escaped the attention of the inspector either through lack of complete knowledge of all household materials which may contain asbestos, or lack of testing, or both. Unless a sample is taken, any materials pointed out as possible asbestos-containing are not confirmed to contain asbestos by testing. IN ALL CASES, WHETHER POSSIBLE ASBESTOS-CONTAINING MATERIALS ARE POINTED OUT BY INSPECTOR OR NOT, A CERTIFIED ASBESTOS PROFESSIONAL SHOULD BE CONSULTED FOR AN ASBESTOS INSPECTION AND FOR RECOMMENDATIONS.

****RADON****

If a radon test was requested by the Buyers Agent or the Buyer, the results will be available after 48 hours and under separate cover.