



Confidential Property Inspection Report of:



4624 Foothills Dr, Loveland, CO

For: Betty Bendixen

Inspected on: 11/14/2005



11/15/2005

Re: General Inspection of 4624 Foothills Dr, Loveland, CO

Dear Betty Bendixen:

At your request, a visual inspection of the above referenced property was conducted on 11/14/2005 at 08:00 AM by Jon Rudolph.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not inspected nor can they be included in this report. While we can help reduce your risk in purchasing the property, we can not eliminate it, nor can we assume the risk. Even the most comprehensive inspection cannot reveal every condition that may be considered significant to your investment and ownership. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. In the event of an oversight, maximum liability must be limited to the fee paid. Please review limitations contained in the Inspection Agreement.

Although there are limitations, please know that an earnest effort was made on your behalf to discover all visible defects and assess the overall safety and serviceability condition of the property. We maintain continuing education and strive to apply the latest proven technologies and information to exceed the industry standard in providing a thorough and cost-effective inspection.

The following is an opinion report of the observations made at the time of the inspection. The inspection is conducted per the ASHI (American Society of Home Inspectors) Standard of Practice. Any deviation from this standard is to exceed the minimum standard and provide you with as much detailed information as practical to further meet the objectives of the inspection and report. However, limitations still apply.

Please feel free to contact us at anytime regarding this report and questions you may have regarding the safety and serviceability of your home.

Thank you again for choosing I.D. - Property Inspections, Inc. to help you make an informed and confident purchase decision. We appreciate the opportunity to be of service. Please keep us in mind should you or someone you know need a higher standard in home inspection services.



REPORT SUMMARY

Please remember there are many factors that influence the condition of a home such as normal wear over time, appliance and component service life and ever-changing construction practices, materials and building codes.

The following is a summary of items or issues we suggest be addressed immediately or in the very near future and are based on the inspector's opinion of Safety Concerns, Repairs or Further Evaluation. Repair issues may include minor items, which left unaddressed could lead to more significant costs.

This Summary is intended only as a guide to help you organize and prioritize observed items and recommendations. Additional details and recommendations such as Consult Seller, Upgrades, Monitor, Maintenance or Improper conditions and photos are presented in the main body of this report. Please review the entire report to develop a complete understanding of the property's observed safety and serviceability condition and to develop your own priorities per your needs and situation. A thorough review of the report and consideration to the recommendations prior to close of escrow will help you maximize the value of the inspection in making an informed and confident purchase decision.

Conventions and Key Terms:

The report is generally structured to provide information on a system or component's Location, Description, Accessibility, Observation(s) and Recommendation(s) as they apply.

The following Key Terms are used to define the recommended actions in the context of relative importance based on observations at the time of the inspection.

Appropriate Person: Refers to a person licensed or otherwise professional engineer, tradesperson or technician qualified to provide a further comprehensive evaluation, specific corrective options, cost estimates and conduct appropriate corrections as needed.

Serviceable: Refers to the system or component's observed condition as appearing satisfactory, operational or in generally acceptable condition as intended within its serviceable life and general function or use.

Repair: Refers to the system or component's observed condition as apparently needing correcting, repair or replacement for the system(s) or component(s) to properly function within its intended use. This notation may require an **appropriate person**.

Further Evaluation: Refers to the determination of system or component's observed safety or serviceable condition as appearing inconclusive. Whereas, based on readily visible conditions and within the scope of a general inspection further evaluation by an **appropriate person** is recommended in order to reach a conclusion of the system or component's safety or serviceable condition.



Consult Seller: Suggest consulting the seller for further information on the system/component's maintenance, repair and history to gain a better understanding of its safety and/or serviceable condition.

Maintenance: Refers to the system or component's observed condition as apparently needing routine or expected service to sustain or preserve normal and expected use. In some cases an **appropriate person** is required.

Upgrade: Refers to the system or component's observed condition as not appearing to be at current standards and/or upgrades could significantly improve the safety and serviceable condition of the system(s) or component(s). In many cases an **appropriate person** is required.

Monitor: Refers to the system or component's observed condition as appearing marginal in terms of safety and serviceable condition. Whereas, observed conditions could change and subsequently require a responsive action. Consider consulting an **appropriate person** to be fully aware of consequences, options and costs, should the situation change for the worse.

Improper/Unfavorable: Refers to an apparent improper, unfavorable, adverse or unconventional condition(s), which has developed over time, may have been a construction/installation error or a manufacture's defect. However, the apparent condition appears stable at the time of the inspection and does not appear to be preventing a system or component from functioning its intended use. People have different risk tolerances, whereas these issues are improper they may or may not be a significant concern to specific individuals. Regardless, consideration should be given to consulting an **appropriate person** to fully assess the risk and correction needs and options as warranted.

Safety Concern: Refers to an observed condition(s) that pose(s) an apparent active or imminent health or safety risk. Immediate attention is recommended. In most cases an **appropriate person** is required.



4624 Foothills Dr, Loveland Summarized Priority Observations

ROOF SYSTEM & ATTIC

ROOF:

OBSERVATIONS & COMMENTS:

General Observations:

Appears generally serviceable with one isolated damaged/torn shingle noted at east side near lower ridge.

Some shingle lifting noted. Outer exposed edge of composition shingles are typically secured down by an adhesive. High winds, dust and dirt can loosen and work their way up under shingles.

Routine monitoring and maintenance will help address this condition before it can cause more significant damage/problems.

An observed nail are protruding from the roof surface. This condition can cause roof leaks and loss of shingles. Proper maintenance/repair of protruding nails is advised. Some exposed (non-hidden) nails observed without caulk/sealant. Caulking/sealing exposed nails is common and recommend practice to reduce the risk of moisture penetration.

Comments:

Maintenance: We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

SERVICE & MAIN DISCONNECT EQUIPMENT OBSERVATIONS

Missing disconnect panel fixed cover plate at AC exterior disconnect box. - Improper and potential safety hazard.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest correcting the situation with an installed fixed cover plate.

BATHS

MAIN FLOOR HALL BATHROOM:

CONDITION OF TOILET:

Toilet is loose at floor, A new wax seal may need to be installed.

Comments:

Repair: We suggest repairing the condition to avoid problems associated with the current situation. We recommend the work be performed by an appropriate person/company, obtaining competitive bids with consideration to proper corrective options.



MAIN FLOOR MASTER BEDROOM BATHROOM:

CONDITION OF TOILET:

Toilet is loose at floor, A new wax seal may need to be installed.

Comments:

Repair: We suggest repairing the condition to avoid problems associated with the current situation. We recommend the work be performed by an appropriate person/company, obtaining competitive bids with consideration to proper corrective options.



Some of these items may be noted to require further evaluation and repair by licensed trades people. We recommend that you obtain competitive estimates for these items and appropriate permits if required and that these recommendations be conducted prior to close of escrow, if inspection is for the purpose of purchasing the inspected property.

This inspection and report should provide you with reasonably acquired information and knowledge to enable you to make a confident and fair purchase decision.

Thank you again for selecting our firm to assist you in your prospective home's safety and serviceability evaluation. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Jon K. Rudolph
President/Inspector
I.D. - PROPERTY INSPECTIONS, INC.



enclosure



Report Limitations

This report is CONFIDENTIAL and intended only for the use and benefit of the client. This report is not intended for any other party not named on this report and the Property Inspection Agreement. Copies and response to this inspection and reporting inquires are available to other parties at the clients discretion and authorization.

This report should not be used without referencing the Property Inspection Agreement. Always refer to the separate **Property Inspection Agreement** for full terms, conditions and limitations of this inspection and report.

Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. This inspection and report are based on industry home inspections standards set by the American Society of Home Inspectors (ASHI). The inspection and report are NOT intended to be: an engineering inspection and report; a determination of any regulation building code compliance; guarantees or warranties of any kind; technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no monetary involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



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INSPECTION INFORMATION & CONDITIONS

Services Ordered

Type of Services
Full General Inspection.

Client & Site Information:

File #:
1602-111405.
Date of Inspection:
November 14, 2005.
Time of Inspection:
08:00 AM.
Client Name:
Betty Bendixen.
Client Address:
4624 Foothills Dr.
Client City/State/ZIP:
Loveland, CO 80537.
Client Phone #:
HM: WK: Cell:
Client Fax #:

Inspection Site:
4624 Foothills Dr.
Inspection Site City/State/ZIP:
Loveland, CO 80537.
Inspection Site Phone #:

Site Access
Appears Accessible.



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Climate Conditions:

Weather:

Overcast.

Soil Conditions:

Dry.

Approx. Outside Temp. (F):

33.

Building Characteristics:

Main Entry Faces:

West.

Estimated Age of House (yrs.):

6 (1999)

Building Type:

Wood Frame.

Stories:

2.

Space Below Grade:

Basement.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Other Information:

Area:

Town.

Units Occupied?

Yes.

Confidential Report Prepared For **Betty Bendixen**



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Client Present:

Yes.

People Present:

Homeowner.



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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

West Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps.

SIDEWALKS:

North Side

Description:

Material is gravel/crushed stone.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

West Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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GRADING:

North Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

South Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

East Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable. Grade at foundation generally appears serviceable with some settled (concave) pockets against foundation.

Comments:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain or preserve the system/component for normal or expected use.

West Side

Accessibility:

Appears generally accessible.

Observations:

Serviceable: Grade slopes toward home foundation with apparent drainage swale to help divert drainage around foundation.

Comments:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain or preserve the system/component for normal or expected use.



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PORCH/PATIO/STEPS:

East Side

Description:

Material is flagstone.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

West Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

PATIO/PORCH COVER:

West Side

Description:

Patio/porch cover is same as original structure.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

DECKS:

North Side

Description:

Deck appears to be a treated/rot resistant wood material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Evidence of wear and weathering of paint/finish with the surface being exposed to the elements.

Comments:



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Maintenance: We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

FENCES & GATES:

Overall Area (unless specified)

Description:

Fencing appears to be plastic type.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

TREES & SHRUBS

Overall Area

Description:

Few trees/shrubs.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS/SIDING:

Overall Area (unless specified)

Description:

Siding is a brick veneer. Siding is a hardboard siding type.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Minor gaps/joint separation with potential for moisture penetration. Proper caulking/sealing will help maintain siding and protect the wall interior.

Comments:

Maintenance: We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

TRIM-FASCIA-SOFFIT:

Overall Area (unless specified)

Description:

Solid wood board siding material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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WINDOWS

Exterior Overall Area (unless specified)

Description:

Vinyl clad metal windows. Single hung pane style.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Deep window well without fall protection. Safety covers or grates can improve the fall risk.

Comments:

Upgrade: We suggest upgrading the system/components to improve the safety and/or serviceable condition.

DOORS

Exterior Overall Area (unless specified)

Description:

Aluminum. Glass. Sliding door.
Standard door.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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BASEMENT/CRAWL SPACE:

CRAWL SPACE:

Description:

Poured concrete foundation wall. Crawlspace is small limited access area under engineered floor.

Accessibility:

Appears generally accessible. Inspection observations limited by low head space. Viewing limited to access panel area.

Observations:

Appears generally serviceable. Some debris noted. No vapor barrier present - generally not present under engineered floors. Powered vents to mitigate moisture build-up. Two intakes and one exhaust. Humidistat control switch for fan. - System appears serviceable, minimal moisture observed.



Crawlspace Views, Decaying Cardboard

Isolated decaying cardboard within crawlspace area. People with sensitivities to organic decay and fungus should note that this is common for a foundation wall on caissons footings to have cardboard material used to fill concrete voids as part of the forms. These fillers are designed to naturally decay in place. As part of that process fungus activity takes place and is generally controlled by the venting system.

BASEMENT:

Description:

Poured concrete foundation wall. Basement is unfinished.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable. Typical to moderate cracks with potential for moisture penetration. Proper caulking/sealing will help maintain and protect the system. Isolated wall staining observed with efflorescence (white powder, evaporative minerals from water seepage and evaporation) seen on walls indicates the presence of periodic moisture. Also see comments on Exterior Grading and Gutters and Downspouts, for applicable observations and recommendations.



Infiltration Stains



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Stains under sewage waste line pipe penetrating foundation wall - may be from construction period or periodic moisture build-up around foundation - monitor.

Comments:

Monitor: We recommend monitoring the crack and staining condition for further development and subsequent maintenance and/or repair needs to sustain or preserve the system/component for normal or expected use.

Maintenance: We recommend maintaining the crack system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

BEAMS:

Description:

Steel beam support(s).

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

FLOOR JOISTS:

Description:

Solid wood joist support(s).

Accessibility:

Appears generally accessible.

Inspection observations limited by low head space.

Observations:

Appears generally serviceable.

COLUMNS/SUPPORTS:

Description:

Steel post support(s).

Accessibility:

Appears generally accessible.

Inspection is limited due to wall and ceiling coverings obstructing access and visibility.

Observations:

Appears generally serviceable.

Temporary wood construction supports left in place - recommend removing.



Temporary Construction Support

Comments:

Improper/Unfavorable: The apparent temporary construction supports condition appears improper or unfavorable. We suggest correcting the situation.



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FLOOR:

Although every site's conditions vary, expansive (sensitive) soils are generally present in this area. Movement of the house floating slab should be expected during excessively wet or dry periods of weather. All walls, pipes, utilities, and other fixed components/systems should be installed/constructed to accommodate movement of floor, per current standards.

Reconstruction/corrections may not be practical in all situations. Risk and risk management are individual considerations with respect to personal interpretation and costs. There are other or additional approaches that can be used to minimize or reduce related soil expansion risks, short of complete reconstruction, such as moisture alarms and controls, site specific soil analysis, etc. - Consider further evaluation/consultation by a qualified engineer or contractor familiar with expansive soils, construction techniques and mitigation measures.

Also see related Grounds Grading, Roof Gutters & Downspout and Plumbing comments as they may apply to area drainage.

Description:

Raised engineered wood floor. **These type of floor systems are often used where expansive soils are prevalent and as an alternative to floating wall construction needs.** Proper and active ventilation is required (also see crawlspace comments).

Accessibility:

Appears generally accessible.

Inspection is limited due to floor coverings obstructing access and visibility.

Observations:

Appears generally serviceable.



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DRAINAGE:

Description:

Sump system.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Sump pit without installed pump - appears generally serviceable.

Water collection is a proper function of a sump pit. If standing water is observed a pump should be installed to provide complete and proper function to discharge water away from foundation. Water volumes and levels will change over time with changing climate and drainage conditions. These conditions should be monitored as normal home ownership maintenance.

Note: A builder will often only install a pit and perimeter drain, at construction phase, and leave the installation of a pump to the homeowner to address as needed.

Standing water observed or stains from past water collection. A pump is recommended.

Floor drain appears serviceable.

Sewage Ejector system noted - See Plumbing Drain Waste Vents comments.



Sump Area and System



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MISC:



Additional Views, Ventilation System



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ROOF SYSTEM & ATTIC

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

GUTTERS & DOWNSPOUTS:

Overall Area

Description:

Full system. Aluminum.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Subsurface drains noted. The integrity of the system is not tested within the scope of inspection -

It's important to identify the termination point and ensure proper flow and system condition for proper drainage with respect to site.

Downspout extension raised/not fully extended. Dropping/extending downspouts further away from the building can improve drainage around foundation.

Comments:

Maintenance: We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

ROOF:

DESCRIPTION:

Style & Type:

Gable style roof. Composition type shingles roof cover.



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ACCESS:

Roof Inspection Access:

Walked on roof for inspection.



Roof Views



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OBSERVATIONS & COMMENTS:

General Observations:

Appears generally serviceable with one isolated damaged/torn shingle noted at east side near lower ridge.

Some shingle lifting noted.

Outer exposed edge of composition shingles are typically secured down by an adhesive. High winds, dust and dirt can loosen and work their way up under shingles. Routine monitoring and maintenance will help address this condition before it can cause more significant damage/problems.

An observed nail are protruding from the roof surface. This condition can cause roof leaks and loss of shingles. Proper maintenance/repair of protruding nails is advised.

Some exposed (non-hidden) nails observed without caulk/sealant. Caulking/sealing exposed nails is common and

recommend practice to reduce the risk of moisture penetration.



Isolated Roof Issues

Comments:

Maintenance: We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

CHIMNEY:

DESCRIPTION:

Metal furnace/water heater chimney.

ACCESS:

Roof Chimney Inspection Access:

Walked on roof for inspection.



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OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.



Chimney View

EXPOSED FLASHINGS:

DESCRIPTION:

Metal material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.

OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.

ATTIC:

ATTIC DESCRIPTION:

Attic is partial, does not extend over entire roof area. Some areas are enclosed within roof and ceiling. Engineered truss framing.

ACCESSIBILITY:

Accessibility:

Appears generally accessible with some inspection observations limited by low head space.



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ATTIC OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.
Ventilation is provided.



Attic Views

INSULATION DESCRIPTION:

Fiberglass- Blown.

INSULATION OBSERVATIONS & COMMENTS:

Observation:

Appears generally serviceable.
14 or more inches, R-Factor ~37 or greater. Ideally an R-32 to 36 rating should be used in Colorado front range area.



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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection.
Flammable materials should not be stored within closed garage areas.

GARAGE:

DESCRIPTN

Attached_3 Car.

ACCESS

Accessibility:

Appears generally accessible.

Inspection observations limited by storage/debris.

GENERAL OBSERVATIONS

General Observations:

Appears generally serviceable.

GARAGE FLOOR

Floor Observations:

Appears generally serviceable.

FIRE WALL

Fire Wall Observations:

The garage is considered a fire space with the fire wall providing fire rated protection between the garage and dwelling.

Appears generally serviceable.

GARAGE ROOF

Same as house. See Roof report.

GARAGE DOOR(S)

Door Observations:

Auto reverse feature operational. appears to need closing force adjustment to insure safe conditions.

Garage door with heavy spring lifting mechanism has a safety cable through garage door springs as backup for spring failure control - This is Proper.

Comments:

Maintenance: We recommend maintaining the system force adjustment to minimize safety risks. Routine or expected maintenance will help sustain or preserve normal and expected use.



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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS/DROP/GROUNDING:

DESCRIPTION:

Underground service cables.

ACCESS

Accessibility:

Appears generally accessible.

OBSERVATIONS

General Observations:

Appears generally serviceable.

Grounding rod and cable appear serviceable.

ELECTRICAL PANELS:

MAIN DISCONNECT LOCATION:

Exterior of building, North side.

SERVICE PANEL LOCATION:

with main disconnect panel.



Service Panel (Load Center) View



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SUB PANEL DISCONNECT LOCATION(S):

At air conditioning equipment.

ELECTRICAL SERVICE DESCRIPTION:

Circuit breaker system. Voltage Rating- 120/240 volts (three-wire service), Amperage Rating- 150 amps.

PANEL(S) ACCESS

Accessibility:

Appears generally accessible.

SERVICE & MAIN DISCONNECT EQUIPMENT OBSERVATIONS

Appears generally serviceable.

Missing disconnect panel fixed cover plate at AC exterior disconnect box. - Improper and potential safety hazard.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest correcting the situation with an installed fixed cover plate.



Missing Fixed Cover Plate

PANEL WIRING DESCRIPTION:

Wiring Methods - Non-metallic sheathed cable (Romex). Copper,

Aluminum solid (110 volt) conductors, known to be a latent fire and safety hazard. - **None observed.**

PANEL WIRING OBSERVATIONS

Appears generally serviceable.

GENERAL WIRING OVERVIEW:

OBSERVATIONS

Observations and comments of general wiring is based on readily accessible wiring only. Such as, wiring in open view that is generally in unfinished basement areas, crawlspace, attic and garage areas.

Appears generally serviceable.



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LIGHTING FIXTURES/SWITCHES/RECEPTACLES:

OBSERVATIONS

Based on random representative sample, appears generally serviceable.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

OBSERVATIONS

Where installed, appears generally serviceable.
Reset locations in: garage. kitchen. master bathroom.



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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN WATER LINE and VALVE:

DESCRIPTION:

Copper, Main line is 3/4 inch diameter.

ACCESS:

Accessibility:

Appears generally accessible.

GENERAL OBSERVATIONS and COMMENTS:

Appears generally serviceable.

Valve observed - Not Tested. Water pressure appears serviceable, measured at ~ 68 psi at faucet.

SUPPLY LINES:

MATERIAL:

Copper, , where visible.

CONDITION:

Appears serviceable, , where visible.

WASTE LINES:

MATERIAL:

Plastic, , where visible.



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CONDITION:

Observations:

Appears serviceable, , where visible.
Plumbing vents appear serviceable,

Sewage Ejector system noted - When waste drain pipes are below the level of the main building sewer drain these systems will collect the lower level waste water & sewage into an enclosed sump and lift the waste sewage to a level suitable for gravity drainage into the main sewer line. Appears generally serviceable. However, no active plumbing in basement to test pump - Monitor/Evaluate further.



Sewage Ejector System

HOSE FAUCETS (HOSE BIBS):

OPERATION:

Sample operated, appeared serviceable, Leaks noted at handle - Monitor/repair as needed.

WATER HEATER:

TYPE & AGE:

Natural Gas (methane)
Bradford White
m/n: MI5036EN10
s/n: TL7401415-337H-ALT
estimated at 5 yrs old.

SIZE:

50 Gallons.

LOCATION:

Basement.

CONDITION:

Appears serviceable,
Pressure relief valve noted, not tested.
Flue vent intact.
Unit appears to have serviceable combustion air supply. Note: Precise measurements, manufacturing requirement verification or local building code determinations are not made within the scope of the general home inspection.
A water shutoff valve is installed.
Gas valve is installed - not tested.



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FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

Meter located at exterior, System appears serviceable,

Grill Gas line at rear deck, no valve, capped - recommend adding valve if used for appliance hook up.

Comments:

Improper/Unfavorable Condition: The apparent gas grill condition appears improper or unfavorable and may be an avoidable safety, health or expense risk if conditions are improved/corrected. We suggest consideration be given to correcting/improving the situation. An **appropriate person** may need to be consulted.

OTHER

COMMENTS

Under ground sprinkler system not inspected - outside scope of inspection. General observations of visible plumbing conditions are made within the scope of this inspection. System appears winterized. - Proper condition for seasonal maintenance.



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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM:

Location:

Basement.

Description:

Forced Air, Natural Gas,
Carrier
m/n: 58PAV111-20
s/n: 0200A04260
110,000 btu input.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Estimated age of system: 5
Electronic ignition is provided.

PUMP/BLOWER FAN:

Appears Serviceable.



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BURNERS/HEAT EXCHANGERS:

Burners appear serviceable. Burner Flame(s) appear typical,
The heat exchanger portion of a gas heater is difficult to access without disassembly and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit for periodic maintenance and servicing.

COMBUSTION AIR:

Unit appears to have serviceable combustion air supply.
Note: Precise measurements, manufacturing requirement verification or local building code determinations are not made within the scope of the general home inspection.

VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Appear serviceable, Size, 16x25x1
Filter access panel missing cover plate.

NORMAL CONTROLS:

Appear serviceable.

Comments:

Maintenance: We recommend maintaining the heating system per manufacture recommendations. Routine or expected maintenance will help sustain or preserve normal and expected use.

Improper/Unfavorable Condition: The apparent missing filter cover condition appears improper or unfavorable and may be an avoidable safety, health or expense risk if conditions are improved/corrected. We suggest consideration be given to correcting/improving the situation. An **appropriate person** may need to be consulted.

AIR CONDITIONING:

TYPE:

Central Air Conditioning, Outside air temperature was below 65 degrees. Unable to test system at this time,
Heil
m/n: HAC042AKA4
s/n: L022916274

POWER SOURCE:

220 Volt, Electrical disconnect present, manufactured max breaker rating is 40 amps and the min circuit ampacity rating is 24.5_ amps. The apparent AC breaker in electrical service box is _30_ amps. The condition appears serviceable.



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COMPRESSOR AGE IN YEARS:

3.

RETURN AIR TEMPERATURE:

not measured - too cold to operate.

SUPPLY AIR TEMPERATURE:

not measured - too cold to operate.

AIR TEMPERATURE DROP:

not measured - too cold to operate.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

not measured - too cold to operate.

SYSTEM CONDITION:

Appears serviceable within scope of limited inspection.

DUCTWORK:

TYPE:

Sheet Metal.

DUCTS/AIR SUPPLY:

Appears serviceable, with isolated loose return air foil covered board near furnace - maintain.



Comments:

Maintenance: We recommend maintaining the heating system per manufacture recommendations. Routine or expected maintenance will help sustain or preserve normal and expected use.



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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears generally accessible.

Observations:

Appears generally serviceable.

OTHER EXTERIOR DOORS:

Appears generally accessible.

Observations:

Appears generally serviceable.

INTERIOR DOORS:

Appears generally accessible.

Observations:

Appears generally serviceable.

Door jamb at laundry room separating, door doesn't latch. - Maintain.

WINDOWS:

Interior Window Observations

Representative sample evaluated, General condition appears serviceable.



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INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION:

Carpet, Tile, General condition appears serviceable.

STAIRS & HANDRAILS:

OBSERVATIONS:

Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION #1:

Location #1: Family Room,

Type: Heatilator Direct Vent Gas Fireplace

Observations:

Enclosed venting system.

Fire box generally appears serviceable,

Gas Valve, Gas valve appears serviceable, Gas valves in lower access panel appears serviceable and in floor. Gas valve key wrench missing - Recommend asking home owner for wrench or obtaining replacement and keeping at or near gas valve.

Appears generally serviceable.

SMOKE / FIRE DETECTOR:

Confidential Report Prepared For **Betty Bendixen**



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Overall Area

Observations:

Smoke alarm(s) responded to test button operation



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BATHS

MAIN FLOOR HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable.

CONDITION OF TOILET:

Toilet is loose at floor. A new wax seal may need to be installed.

BATH VENTILATION:

Appears serviceable.

Comments:

Repair: We suggest repairing the condition to avoid problems associated with the current situation. We recommend the work be performed by an appropriate person/company, obtaining competitive bids with consideration to proper corrective options.

MAIN FLOOR MASTER BEDROOM BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Toilet is loose at floor, A new wax seal may need to be installed.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable,
Jetted tub pump viewed, unable to test & determine if circuit is on GFCI - evaluate further- appears generally serviceable.



TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Enclosure appears serviceable.

SHOWER DOOR:

Appears Serviceable.



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BATH VENTILATION:

Appears serviceable.

Comments:

Repair: We suggest repairing the condition to avoid problems associated with the current situation. We recommend the work be performed by an appropriate person/company, obtaining competitive bids with consideration to proper corrective options.

SECOND FLOOR HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION:

Appears serviceable.



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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

Description:

Porcelain.

Observations:

Appears generally serviceable.

Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas, Appears serviceable.

RANGE/STOVE VENTILATION:

TYPE AND CONDITION:

Internal, Fan/Hood operational.

DISHWASHER:

CONDITION:

Appears serviceable, Air gap device or high-loop is present on drain line- Proper.



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GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Wiring appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor covering tile, Floor appears serviceable.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Laundry Room near: Garage.

OBSERVATION:

Plumbing appears serviceable, 220 Volt Service-observed - not tested, vent appears serviceable.