



Confidential Property Inspection Report of:



8595 W. 67th Place, Arvada, CO

For: Jim Dimino

Inspected on: 05/08/2006



05/12/2006

Re: General Inspection of 8595 W. 67th Place, Arvada, CO

Dear Jim Dimino:

At your request, a visual inspection of the above referenced property was conducted on 05/08/2006 at 01:30 PM 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.



8595 W. 67th Place, Arvada Summarized Priority Observations

ROOF SYSTEM & ATTIC

CHIMNEY:

OBSERVATIONS & COMMENTS:

Observations:

Fireplace - No apparent chimney cap. No apparent spark arrester at chimney. - Generally improper condition for current standards.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.

ATTIC:

INSULATION OBSERVATIONS & COMMENTS:

Observation:

Areas of insulation is uneven/disturbed and no longer provides an even thermal barrier. Missing insulation over kitchen area.

Comments:

Improper/Unfavorable: The apparent condition disturbed insulation appears improper or unfavorable. We suggest consideration be given to correcting/improving the situation. An **appropriate person** may need to be consulted.

ELECTRICAL SYSTEM

LIGHTING FIXTURES/SWITCHES/RECEPTACLES:

OBSERVATIONS

Some abandoned or disconnected wiring is found near water heater, ensure proper disconnect from power

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

Observations:

Temperature Pressure Relief (TPR) Value: Temperature pressure relief (TPR) valve drain line is missing or ends prematurely. This is a potential safety hazard. We recommend this drain line be extended to a safe termination point (e.g, about 6-in from ground). - Generally improper/unfavorable.



Comments:

Improper/Unfavorable Condition: The apparent TPR valve 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.

BATHS

MAIN FLOOR MASTER BEDROOM BATHROOM:

CONDITION OF SINK:

Small leak under left side sink appears to be where mechanical drain stopper connects to drain.

TUB/SHOWER AND WALLS:

Some apparent moisture measured behind tile with Protimeter moisture meter. This device provides a limited non-invasive means of assessing potential moisture in and behind materials. Sealing grout may be needed. - Evaluate further/monitor.

Comments: _

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

Repair: We suggest repairing the leak 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

Further Evaluation: 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.



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 48 Hour Radon Test with Continuous Monitor.

Client & Site Information:

File #:

1772-050806.

Date of Inspection:

May 8, 2006.

Time of Inspection:

01:30 PM.

Client Name:

Jim Dimino.

Client Address:

8595 W. 67th Place.

Client City/State/ZIP:

Arvada, CO 80004.

Client Phone #:

HM: 303-467-2980 WK: Cell:720-841-2291.

Client Fax #:

Inspection Site:

8595 W. 67th Place.

Inspection Site City/State/ZIP:

Arvada, CO 80004.

Inspection Site Phone #:

Site Access

Appears Accessible.



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Climate Conditions:

Weather:
Partly Cloudy.
Soil Conditions:
Damp.
Approx. Outside Temp. (F):
67.

Building Characteristics:

Main Entry Faces:
West.
Estimated Age of House (yrs.):
26 (1980)
Building Type:
Wood Frame.
Stories:
1.
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 **Jim Dimino**



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Client Present:

Yes.

People Present:

Homeowner. Homeowners spouse.



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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:

South Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps. Cracks/gaps that reach about 1/8 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.

Appears to be spalling/flaking/pitting/deteriorating at the surface.

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.

SIDEWALKS:

South Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps. Cracks/gaps that reach about 1/8 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.

Comments:



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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

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps. Cracks/gaps that reach about 1/8 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.

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.

RETAINING WALLS:

North Side

Description:

Material is poured concrete. Built-up stone material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps. Cracks/gaps that reach about 1/4 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.
No apparent weep holes to relieve hydrostatic pressure buildup behind the wall and/or signs of poor drainage. - Generally improper/unfavorable

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

Description:

Material is poured concrete. Built-up brick/masonry block/stone material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Appears to have moderate sized cracks/gaps of about 1/4 inch to 1 inch in width. Cracks/gaps of about 1/4 inch in width or more should be sealed to help control moisture penetration and



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minimize deterioration. Moderate to major cracks/gaps should be addressed to minimize subsidence and/or wall failure.

No apparent weep holes to relieve hydrostatic pressure buildup behind the wall and/or signs of poor drainage. - Generally improper/unfavorable

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.

GRADING:

North Side

Accessibility:

Appears generally accessible.

Observations:

Grading around perimeter of foundation is flat. Ideally, the slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

South Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

West Side

Accessibility:

Appears generally accessible.

Observations:

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



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PORCH/PATIO/STEPS:

South Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical shrinkage and/or settlement cracks/gaps. When cracks/gaps that reach about 1/4 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.

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

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

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

A handrail is installed - This is a proper condition and appears serviceable.

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.

PATIO/PORCH COVER:

South Side

Description:

Deck.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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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.

A handrail is installed - This is a proper condition and appears serviceable.

Comments:

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

South Side

Description:

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

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Loose rail - maintain

Comments:

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

West Side

Description:

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

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Loose rail - maintain

Comments:

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



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FENCES & GATES:

Overall Area (unless specified)

Description:

Fence appears to be a treated/rot resistant wood material and a chain link type.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

TREES & SHRUBS

Overall Area (unless specified)

Description:

Established 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 built up brick system.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Open vent area at west side under stairs - suggest installing screen.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.



Open Hole to Area Under Stairs

TRIM-FASCIA-SOFFIT:

Overall Area (unless specified)

Description:

Solid wood board siding material. Vinyl siding material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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WINDOWS

Exterior Overall Area (unless specified)

Description:

Wood based windows. Vinyl clad metal windows.
Casement (crank) style.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Gap in seal around kitchen bay window - maintain
Frame damaged at east side garage window - repair

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.

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 and obtaining competitive bids with consideration to proper corrective options.



DOORS

Exterior Overall Area (unless specified)

Description:

Wood. Standard door.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Screen door missing wind catch.
Door bell at front and driveway entrance appears serviceable.
No auto closer at west side entrance storm door.

FOUNDATION - BASEMENT/CRAWL SPACE:

BASEMENT:

Description:

Poured concrete foundation wall. Basement is finished.

Accessibility:

Appears generally accessible. Inspection is limited due to wall and floor coverings obstructing access and visibility.



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Observations:

Appears generally serviceable.

BEAMS:

Description:

Material/type undetermined.

Accessibility:

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

Observations:

Appears generally serviceable.

FLOOR JOISTS:

Description:

Material/type undetermined.

Accessibility:

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

Observations:

Appears generally serviceable.

COLUMNS/SUPPORTS:

Description:

Material/type undetermined.

Accessibility:

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

Observations:

Appears generally serviceable.

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:



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Concrete slab floor.

Accessibility:

Appears generally accessible.

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

Observations:

Appears generally serviceable where visible.

DRAINAGE:

Description:

Material/type undetermined.

Observations:

No apparent visible sump basket.

Floor drain appears serviceable.



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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.

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

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

ROOF:

DESCRIPTION:

Style & Type:

Hip style roof. Composition type shingles roof cover.

ACCESS:

Roof Inspection Access:

Walked on roof for inspection.



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OBSERVATIONS & COMMENTS:

Designs Observations:

Roof design appears to have two roof slopes meet in a wide valley with potential poor drainage. This type of design may cause ice damming and roof leaks under certain conditions. Heat tape, enhanced flashing or roof reconstruction can help prevent/correct the condition, if needed. Homeowners should be aware of the potential condition and monitor for adverse changes. It does appear that the flashing has been built-up in the valley area.



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.



Roof Views, Damaged Ridge Vent

General Observations:

Appears generally serviceable
Some damaged plastic screening at ridge vent.

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 and obtaining competitive bids with consideration to proper corrective options.

CHIMNEY:

DESCRIPTION:

Brick and tile lined fireplace chimney. Metal furnace/water heater chimney.

ACCESS:

Roof Chimney Inspection Access:

Walked on roof for inspection.



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OBSERVATIONS & COMMENTS:

Observations:

Fireplace - No apparent chimney cap. No apparent spark arrester at chimney. - Generally improper condition for current standards.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.



Missing Chimney Cap Spark Arrester

EXPOSED FLASHINGS:

DESCRIPTION:

Metal material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.

OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.



Flashing View

ROOF PENETRATIONS:

DESCRIPTION:

Metal material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.



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OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.

ATTIC:

ATTIC DESCRIPTION:

Attic is full size. Engineered truss framing. Rafter framing.

ACCESSIBILITY:

Accessibility:

Appears generally accessible.
Inspection observations limited by low head space.

ATTIC OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.

Ventilation is provided.
Minor stains are noted. They do not appear active at the time of the inspection. May be from past roof condition - consult seller/monitor

Powered vents not - on thermostat and wall switch control - not operated at time of inspection.

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.



Attic Views

INSULATION DESCRIPTION:

Fiberglass batts. Fiberglass- Blown.



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INSULATION OBSERVATIONS & COMMENTS:

Observation:

Appears generally serviceable.

Areas of insulation is uneven/disturbed and no longer provides an even thermal barrier. Missing insulation over kitchen area.

12 to 13 inches, R-Factor ~32 to 34. Ideally an R-32 to 36 rating should be used in Colorado front range area.

Comments:

Improper/Unfavorable: The apparent condition disturbed insulation appears improper or unfavorable. We suggest consideration be given to correcting/improving the situation. An **appropriate person** may need to be consulted.



Disturbed Insulation View



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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_2 Car.

ACCESS

Accessibility:

Appears generally accessible.

GENERAL OBSERVATIONS

General Observations:

Appears generally serviceable.

Stain noted in ceiling - discussion with seller on history suggests it may be from past refrigerator water line - monitor/evaluated further.

GARAGE FLOOR

Floor Observations:

Moderate cracks/gaps/joint separation with potential for moisture penetration. Proper caulking/sealing will help maintain floor. Appears to be spalling/flaking/pitting/deteriorating at the surface.

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.

FIRE WALL

Fire Wall Observations:

The garage is considered a fire space with the fire wall provides fire rating protection between the garage and dwelling.

Breach in firewall/door from home living space to garage at vent cover over plumbing line access.. Large air gap at bottom of interior door - missing threshold sweep. Openings should be constructed with approved materials to maintain the fire rating integrity.

The door between the garage and home is not auto closing or properly functioning. The fire door generally will have a self-closing spring-loaded hinge to maintain the fire rating integrity.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.



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GARAGE ROOF

Same as house. See Roof report.

GARAGE DOOR(S)

Door Observations:

Appears generally serviceable.

Automatic door opener(s)- operational. Automatic reverse feature operational.

West bay door appears to need closing force adjustment to insure safe conditions. No apparent auto reverse light beam sensor feature - Consider installing/upgrading system.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving the situation.



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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, East side. inside shed.



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SERVICE PANEL LOCATION:
with main disconnect panel.



SUB PANEL DISCONNECT LOCATION(S):

Within sight of hot tub - Proper.

NOTE: Hot tub note inspected - outside scope of inspection.

ELECTRICAL SERVICE DESCRIPTION:

Circuit breaker system. Voltage Rating- 120/240 volts (three-wire service), Amperage Rating- 200 amps.

PANEL(S) ACCESS

Accessibility:

Appears generally accessible.

Detached panel - careful if opening - recommend installing proper screws/pins to better secure.

SERVICE & MAIN DISCONNECT EQUIPMENT OBSERVATIONS

Appears generally serviceable. Unused 15 amp breaker noted.

No or limited breaker labeling.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.

PANEL WIRING DESCRIPTION:

Wiring Methods - Non-metallic sheathed cable (Romex). Copper, Aluminum (220 volt OK), Aluminum solid (110 volt) conductors, known to be a latent fire and safety hazard - **None observed.**

PANEL WIRING OBSERVATIONS

Appears generally serviceable.

Live (hot) white insulated conductors, neutral by convention, not marked or labeled as live. This condition can be proper per some appliance manufactures specifications and should be confirmed and properly labeled/marked.



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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.

LIGHTING FIXTURES/SWITCHES/RECEPTACLES:

OBSERVATIONS

Based on random representative sample, appears generally serviceable.

Some abandoned or disconnected wiring is found near water heater, ensure proper disconnect from power
Dining room fan off balance.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.



GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

OBSERVATIONS

Where installed, appears generally serviceable.

Reset locations in: garage. master bathroom. basement bathroom. hot tub - proper.

GFCI protection is not provided at outlets within 6 feet of kitchen sinks. at non-dedicated (e.g., ceiling outlet for garage door opener) outlets in the garage. at all exterior outlets.

Comments:

Improper/Unfavorable: The apparent condition appears improper or unfavorable. We suggest improving/correcting the situation. An **appropriate person** may need to be consulted.



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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:

Water main valve is located next to the water heater.

Accessibility:

Appears generally accessible.

GENERAL OBSERVATIONS and COMMENTS:

Appears generally serviceable.

Valve observed - Not Tested. Note: Pressure regulator installed.

Water pressure appears serviceable, measured at approximately 56 psi at faucet.



Water Main Valve



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SUPPLY LINES:

MATERIAL:

Copper, , where visible.

CONDITION:

Appears generally serviceable, , where visible.

WASTE LINES:

MATERIAL:

Plastic, , where visible.

GENERAL OBSERVATIONS and COMMENTS:

Appears generally serviceable, , where visible.

HOSE FAUCETS (HOSE BIBS):

OPERATION:

Sample operated, appeared serviceable, Suggest providing a faucet splash block.

WATER HEATER:

TYPE & AGE:

Hot water system from boiler
Bock Water Heaters, inc
m/n: 40CT
s/n: 05085016T
estimated at 1 yrs old.

SIZE:

40 Gallons.

LOCATION:

Basement, Utility room, Closet.

ACCESSIBILITY:

Appears generally accessible.

OBSERVATIONS:

Appears generally serviceable
Valve: A water supply shutoff valve is installed within reach of water heater - proper.
Temperature Pressure Relief (TPR) Valve: Temperature Pressure Relief (TPR) valve noted - not tested.



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WATER HEATER #2:

OBSERVATIONS:

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

Meter located at exterior, System appears serviceable.

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.

Comments:

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



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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, Utility Area, Closet.

Description:

Boiler (hot water system). Baseboard, Natural Gas,
High Efficiency
Hydrotherm Multipulse
m/n: M-100
s/n: 9736931E.

Accessibility:

Appears generally accessible.

Observations:

Boiler system:

Operating temperature 150 F - appears generally serviceable

Water pressure in closed system around 16 psi - appears generally serviceable.

Expansion tank observed - proper.

Supply line pressure reducer valve is installed. The devices reduce the water pressure down to lower operating levels for the boiler heating system.

Pressure relief valve is installed. Appears generally serviceable.

Estimated age of system: 9 years

Electronic ignition is provided

Homeowner noted new circulating pump and valve



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Rusting noted - homeowner indicated past condensing problem - monitor

Temperature Pressure Relief (TPR) Value: Temperature pressure relief (TPR) valve drain line is missing or ends prematurely. This is a potential safety hazard. We recommend this drain line be extended to a safe termination point (e.g, about 6-in from ground). - Generally improper/unfavorable.

BURNERS/HEAT EXCHANGERS:

enclosed system - limited inspection.

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.

NORMAL CONTROLS:

Thermostat control for garage baseboard is disconnected - repair.

Appear generally serviceable at all other zones.

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 TPR valve 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.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

SWAMP COOLER:

Observations:

swamp cooler appears to be winterized with cover installed. Water supply should be shut-off.

Comments:

Further Evaluation: 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.

Confidential Report Prepared For **Jim Dimino**



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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.

Basement door to family room doesnt latch

NW bedroom door lock reversed.



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WINDOWS:

Interior Window Observations

Observations:

Note: Non-conforming basement bedrooms. Improper egress conditions. Window sill height is greater than 44 inches above finished floor. This condition is generally improper with current standards.

Windows at 18" or less above floor with top edge greater than 36" - labeled as tempered glass proper

Appears generally serviceable.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Paneling, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall, Observations:

Appears generally serviceable.

visible seams

basement ceiling - monitor.

FLOORS:

TYPE & CONDITION:

Carpet, Wood, Tile, Laminate cover,

Observations:

Appears generally serviceable.

water stains noted in utility room - homeowner stated they where from past water heater

Uneven areas noted in basement den.



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STAIRS & HANDRAILS:

OBSERVATIONS:

Interior stairs serviceable, Stair handrail serviceable,
Hand rail does not have proper graspable rail - improper per current standards.

Comments:

Upgrade: We suggest upgrading the system/components to current standards. This will improve the safety and serviceable condition.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION #1:

Location #1: Family Room

Basement

Type: Wood burning,

Observations:

Damper appears operational, Fire box generally appears serviceable, Blower appears serviceable.

Fireplace clearance to combustibles may not be proper distance per current standards. The manufacture recommended clearances should be reviewed and confirmed.

Comments:

Further Evaluation: 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.

LOCATION - TYPE - CONDITION #2:

Location #1: Living Room

Type: Wood burning,

Observations:

Damper appears operational, Fire box generally appears serviceable, Blower appears serviceable.

Fireplace clearance to combustibles may not be proper distance. The manufacture recommended clearances should be reviewed and confirmed.

Comments:

Further Evaluation: 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.

SMOKE / FIRE DETECTOR:

Overall Area

Observations:

Smoke alarm(s) responded to test button operation

We suggest upgrading to current standards with additional smoke detectors installed in appropriate locations (e.g., each bedroom, halls).

Comments:



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Upgrade: We suggest upgrading the system/components to current standards. This will improve the safety and serviceable condition.



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BATHS

BASEMENT HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

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

TUB/SHOWER AND WALLS:

Enclosure appears serviceable.

SHOWER DOOR:

Appears Serviceable.

BATH VENTILATION:

Appears serviceable.

KITCHEN/GARAGE BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Damage is noted at counters/cabinets.

CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Appears serviceable.

MAIN 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.



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TUB/SHOWER AND WALLS:

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

SHOWER DOOR:

Appears Serviceable.

BATH VENTILATION:

Appears serviceable, Window only.

MAIN FLOOR MASTER BEDROOM BATHROOM:

CONDITION OF SINK:

Appears generally serviceable, with small leak under left side sink appears to be where mechanical drain stopper connects to drain.

Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, shower not operated.

TUB/SHOWER AND WALLS:

Some apparent moisture measured behind tile with Protimeter moisture meter. This device provides a limited non-invasive means of assessing potential moisture in and behind materials. Sealing grout may be needed. - Evaluate further/monitor.

SHOWER DOOR:

Appears Serviceable.

BATH VENTILATION:

Appears serviceable.

Comments:

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

Repair: We suggest repairing the leak 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

Further Evaluation: 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.



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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:

Electric, Appears generally serviceable, Convention oven.

RANGE/STOVE VENTILATION:

TYPE AND CONDITION:

External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Appears serviceable, ice/water maker dispenser inoperable.



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DISHWASHER:

CONDITION:

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

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Wiring appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are tile, Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor appears serviceable.

WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable, Outlets within 6 feet of the sink are not GFCI protected - (also see comments on Electrical GFCIs)

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: Kitchen, Closet, Hall closet.

OBSERVATION:

Plumbing appears serviceable, 220 Volt Service-observed - not tested, No gas service viewed, Dryer Vent appears serviceable.



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WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection.

CLOTHES DRYER:

Dryer was not operated at the time of inspection.



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SECONDARY KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

Description:

Corian type.

Observations:

Appears generally serviceable.

Faucet is serviceable, Hand sprayer is serviceable.

RANGE/STOVE VENTILATION:

TYPE AND CONDITION:

External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Appears serviceable.

DISHWASHER:

CONDITION:

None installed.

GARBAGE DISPOSAL:

CONDITION:

None installed.



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INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Corian type, Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor appears serviceable, laminate.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable, Outlets within 6 feet of the sink are not GFCI protected - (also see comments on Electrical GFCIs)