

PROFESSIONAL INSPECTION REPORT



Subject Property: Your next Home
Loveland, CO

Inspection Date: Whenever you schedule on line

Client: You

Inspector: Bruce Czech
Building Consultant/Master Inspector
ASHI® Certified Inspector # 207435
Certified RESNET Energy Rater # 298
Member, Historic Building Inspectors Association



Colorado Professional Inspections

www.ColoradoProfessionalInspections.com

970-430-1819

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REPORT SUMMARY

At your request, a visual inspection of the above referenced property was conducted on ####/###. This report summary reflects the key findings and visual conditions during a recent inspection at ###, Loveland, CO. This summary is not the complete inspection report. There may be additional defects listed in the report that are not in this summary. This summary is provided as a convenience, **but is not intended to be a correction list for Real Estate transactions.** If you have any questions regarding the inspection report or the home, please call us. Thank you for selecting Colorado Professional Inspections to perform your pre-purchase home inspection.

Recommendations

The following is a list of items that we'd like to bring to your attention:

EXTERIOR

Sidewalks

Condition Details:

There is a trip had on the sidewalk in from of the front door.

Patio

Condition Details:

There were some cracks in the back patio slab.

Porch Roof

Condition Details:

Doors

Condition Details:

The back patio door is missing the lock lever.

Exterior Surface(s)

Condition Details:

Some areas of the trim need paint.

Comments:

Recommend trimming shrubs away from the house to prevent damage to the exterior of the house.

Chimney

Condition Details:

Some areas of the chimney trim need refinishing and repair.

ROOF COVERING AND ATTIC

Roof

Condition Details:

The dormer on the left side of the roof is improperly drained on the left side and may leak under some circumstances.

Exposed Flashings

Comment:

Some areas of the flashings at the back of the house have been sealed with roofing cement.



PLUMBING

Bathroom Fixtures

Condition Details:

The bath vent fan doesn't work at the upstairs hall bath room. There is a leak under the vanity at the upstairs bathroom. The cold water stop valve leaks at the Rt. hand sink in the master bathroom.

Defects:

The jetted tub pump leaks at the inlet. The Jetted tub needs sanitizing.

HEATING - AIR CONDITIONING

Primary Heating System Condition

Condition Details:

The furnace is in unsafe condition. There is water staining inside the furnace cabinet and at the floor near the furnace. This may be related to the crushed furnace flue cap (on roof). The furnace has been operated for an extended period with a plugged air filter. It is likely that this damaged the heat exchanger. The water leaking into the furnace may have damaged the electronics and/or heat exchanger. The furnace is near or at the end of its expected life. There are signs of wear and deterioration. Recommend a complete system evaluation, including a detailed visual examination of the heat exchanger by an HVAC contractor. Recommend examination of the heat exchanger (for damage and cracking) and repair of any conditions found by the HVAC contractor.

Combustion Air:

There is no combustion air duct in the furnace room. With 2 water heaters located in the room and solid doors, There is a high possibility of spillage which can cause carbon monoxide poisoning. **This is an Unsafe Condition!**

Venting:

The furnace flue cap, which is located on the roof is crushed and appears effect the flow.

Air Conditioning

Refrigeration Lines:

Recommend replacing missing sections of the insulation on the coolant lines at the exterior of the house.

Condition Details:

The compressor is dirty. Recommend having the AC system serviced by an HVAC contractor.

ELECTRICAL SYSTEM

Switches, Outlets, and Lighting

Condition Details:

There is an open light fixture box at the master bed room ceiling with exposed wires.

INTERIOR

Windows

Condition Details:

The sky light has staining visible on the glass and may leak.

Ceilings

Condition Details:

There is a section of the basement recreation room that appears to have been repainted.



Floors

Condition Details:

The tile has failed in the master bathroom and there are signs of water staining.

KITCHEN

Sink

Drain Line:

The utility sink at the center island is slow leaking.



GENERAL INFORMATION:

The results of your inspection are contained in the following report. The inspection was conducted in accordance with the gold standard in the industry, the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (**ASHI**), which is available online at: <http://www.ASHI.org>. This report is a written evaluation of the conditions of the dwelling at the time of the inspection. The inspector's findings are based on a visual inspection of readily accessible, visually observable, installed systems. Statements in this report are the opinions of the inspector, formulated at time of the inspection. Please call us at 970-430-1819 if you have any questions about the inspection or the this report.

Component/System Ratings:

Functional: The components and/or related systems are in working condition with wear that is normal for it's age.

Marginal: The components and/or related systems are **Functional**, but show signs of wear or defects

Unsatisfactory: The components and/or related systems are either not functional, need immediate attention, need repair, or need replacement.

Repair Needed: The components and/or related systems have a defect that needs attention.

Some items will have more than one rating. Example: a furnace might be rated as **Functional, Repairs needed**. It might be functioning normally, but needs a fresh furnace filter, to continue functioning normally.

Inspection and Report Limitations

Sprinkler systems, solar heating systems, intercoms, security systems, and specialty items are outside of the scope of this inspection. This inspection is not an inspection for compliance to any local, state, or federal building codes. Unless you requested specific testing, this inspection and report does not include an evaluation for potentially hazardous substances such as, but not limited to, lead, lead paint, asbestos, molds, formaldehyde, radon, or contaminants in drinking water. This inspection and report is not intended as a warranty or guarantee, expressed or implied, regarding the conditions of the property inspected, and it should not be relied upon as such. **Moreover, Colorado Professional Inspections Inc. shall not be liable for loss or damages including, but not limited to, negligence, breach of contract and errors in judgment of its inspectors beyond the cost of this inspection and report.** This is a confidential report prepared for the sole and exclusive use of the client named above. Use of this report or excerpts thereof by others, without the prior written consent of Colorado Professional Inspections, Inc. is strictly prohibited and may constitute fraud. Representations contained in this report are for the sole benefit of the named client. Third parties relying on the contents of this report assume the risk of such reliance. Additional terms are found in your inspection agreement, which is found at the end of this inspection agreement.

Thank you for the opportunity to inspect your home.

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Weather

Weather: Clear.
Outside Temp: 50-60.
File #: #####
Inspection Address: Your new neighborhood
City & State: Loveland, CO.
Inspection Date: NOW.

Building Characteristics

House Faces: Southwest.

Utility Services

Utility Status: All utilities on.

Other Information

House Occupied? No, Property appears to be bank owned.
Client Present: Yes.

EXTERIOR

Grading

Slope Description: Moderate.
General Condition: Functional.
Comments: The drains were not found for the window bulkhead at the rear of the house.





Driveway

General Condition: Functional.

Sidewalks

General Condition: Functional. **Repairs Needed.**

Condition Details: There is a trip had on the sidewalk in from of the front door.



Patio

General Condition: Functional.

Condition Details: There were some cracks in the back patio slab.



Doors

General Condition: Functional. **Repairs Needed.**

Condition Details: The back patio door is missing the lock lever.



Exterior Surface(s)

Materials: The exterior walls are clad with composite siding and a brick veneer.

General Condition: Functional.

Condition Details: Some areas of the trim need paint.

Comments: Recommend trimming shrubs away from the house to prevent damage to the exterior of the house.



Windows

General Condition: Functional.

Chimney

Material: Wood frame with composite siding and a metal flue.

General Condition: Functional. **Repairs Needed.**

Condition Details: Some areas of the chimney trim need refinishing and repair.



Any reference to grade, drainage, and grounds is limited to areas around the exterior of the inspected structure, and on multi family buildings, the inspected unit only. We recommend that the landscape grade be pitched away from foundation. 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. 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. Our exterior evaluation is visual in nature and is based principles of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. The following components and systems were not **NOT** inspected: screening, shutters, awnings, and similar seasonal accessories, fences, geological and/or soil conditions, recreational facilities, un-specified outbuildings, retaining walls, docks, erosion control and earth stabilization measures.



STRUCTURAL COMPONENTS

Foundation

Type: Basement with a partial crawlspace.
Material: Poured concrete.
General Condition: Functional.

Floor Structure

Floor Frame Type: The floor framing system consists of The floor framing system consists of manufactured wood I-beam floor joists supported by wood girder beam(s).
General Condition: Functional.

Crawlspace

General Condition: Functional.
Observation: The access is behind the cabinet doors in the basement bedroom.

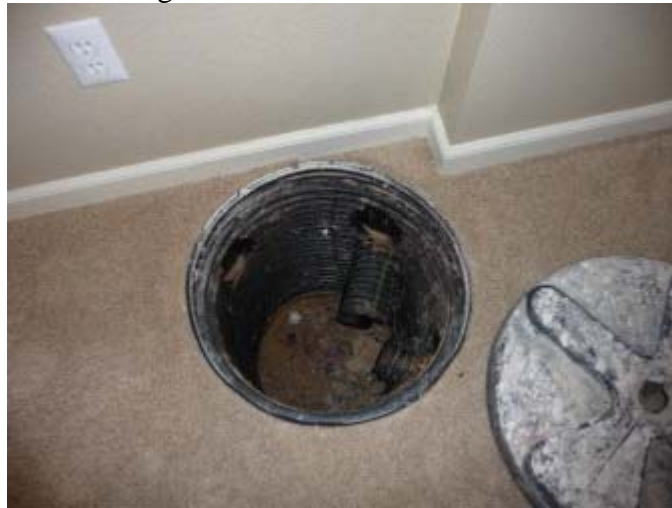
Basement Slab Floor

Floor Drainage: There was a floor drain located near the water heater. The floor drain was inspected visually but was not tested.
General Condition: Functional.



Condition Details:

There is a sump pit in the bedroom closet but there is no sump pump installed. I recommend that a sump pump be installed to protect the basement from flooding.



Exterior Walls

Wall Type:

The exterior walls were framed from dimensional wood lumber studs and sheathing. The stud cavity was closed in at the time of inspection and was not inspected.

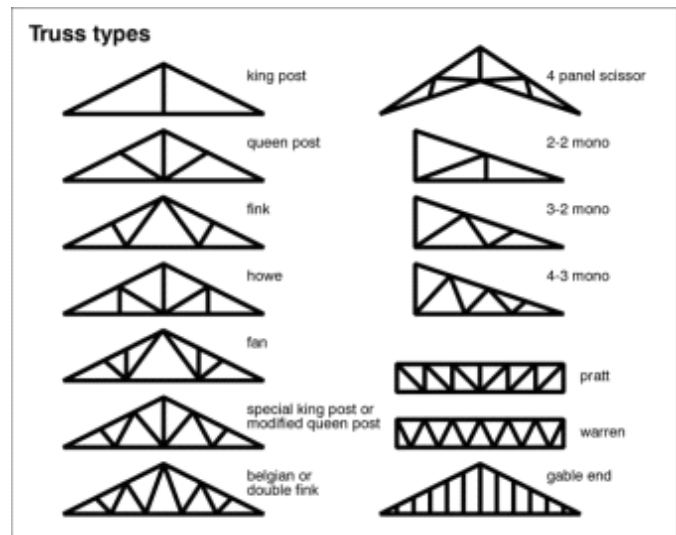
Roof Structure

Style:

Hip.

Roof Framing:

The roof framing is factory built, engineered trusses.



Roof decking: OSB or Plywood.

General Condition: Functional.

Areas hidden from view by finished walls or stored items can not be inspected and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. 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 and settlement due to shrinkage in the drying process and settling of the underlying soils. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

ROOF COVERING AND ATTIC

Attic

Hatch/Door Location: Bed room ceiling.

Attic Photo:



Predominate Insulation Type: Blown in fiberglass.

Depth: 12 inches.

General Condition: Functional.



Roof

Layers: 1.

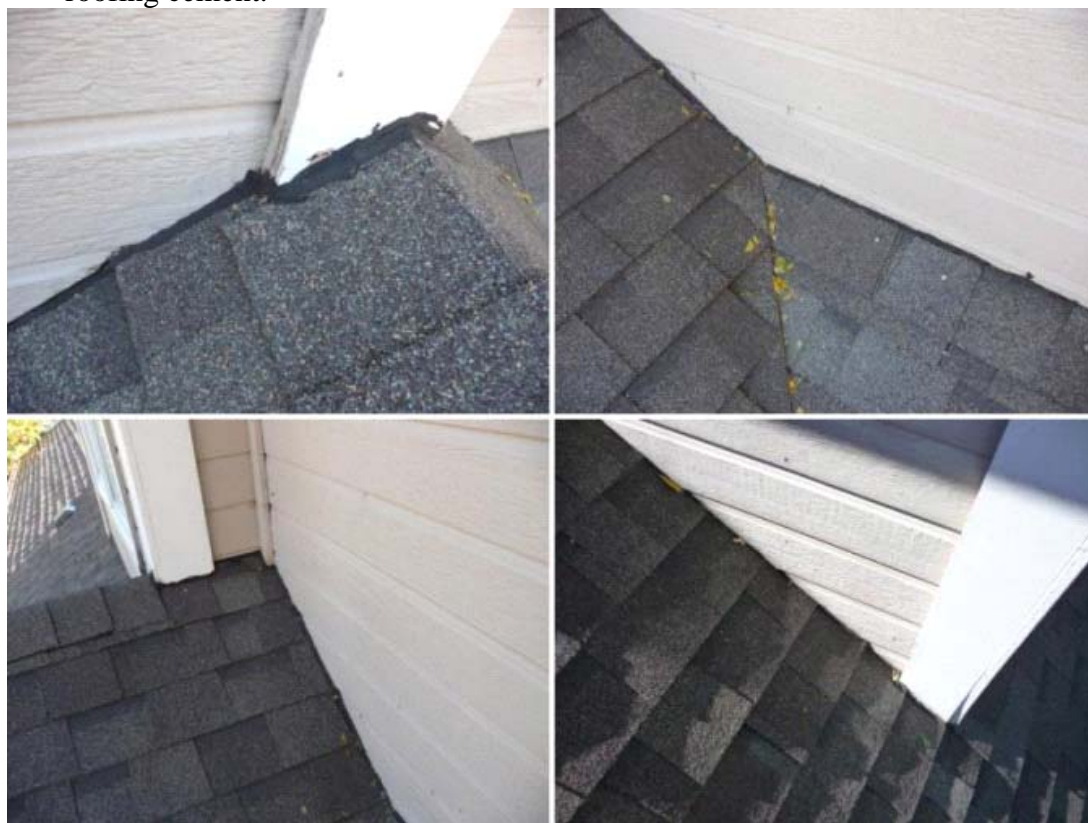
Inspection Method: Walked on roof.

General Condition: Functional.

Condition Details: The dormer on the left side of the roof is improperly drained on the left side and may leak under some circumstances.

Exposed Flashings

Comment: Some areas of the flashings at the back of the house have been sealed with roofing cement.



Roof Drainage

Type: Metal gutters and downspouts.

General Condition: Functional. **Repairs Needed.**

Condition Details: Repair or add downspout extensions, where necessary or missing, to direct roof drainage water way from the building and lessen the possibility of water intrusion into the basement or crawlspace.





Our evaluation of the roof is to determine if portions are missing damaged and/or deteriorating. Portions of underlayment, decking, and flashings are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. The inspector carries a standard 17' folding ladder. Some roofs can not be inspected because of their excessive height, steep pitch, slippery or fragile material. If such an inspection is desired, the client should contact a qualified licensed roofing contractor.

PLUMBING

Service Pipe

Water Source: Public.
Material: 3/4 Copper.
General Condition: Functional.
Shut Off Valve Location: Next to water heater.

Supply Pipes

Material: Copper.
General Condition: Functional.



Waste Pipes

Sewage Disposal: Public.
Material: ABS Plastic.
General Condition: Functional.

Water Heater

Type: Gas storage tank.
Equipment Photo:



Size: 40 X2 Gallons.
Manufacturer: Rheem.
Location: In the basement, next to the furnace.
Approx. Age: 1-5.
General Condition: Functional.



Bathroom Fixtures

General Condition: Functional. **Repairs Needed.**

Condition Details: The bath vent fan doesn't work at the upstairs hall bath room. There is a leak under the vanity at the upstairs bathroom. The cold water stop valve leaks at the Rt. hand sink in the master bathroom.



Defects: The jetted tub pump leaks at the inlet. The Jetted tub needs sanitizing.



Fuel System (Gas)

Main Shutoff Location: Meter and main shut off valve are located at: the South side of the house.

General Condition: Functional.

