

Confidential Inspection Report



Prepared by: Inspection Perfection Inc
386 Quartz Circle
Bailey, CO 80421
303-816-5556 info@inspection-perfection.com

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August 2, 2008

Executive Summary: This report reflects a visual inspection of a restaurant in half of a masonry construction building constructed in 1959. The building shows a fair level of maintenance except in HVAC systems which are outdated and in poor condition. Workmanship appears to be professional with the exception of the electrical system which show several dangerous alterations reflecting handyman quality work.

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 8/01/08. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

These items need to be addressed immediately. They may endanger the health and/or safety of occupants or structure:

FOUNDATION - STRUCTURE - EXTERIOR

FOUNDATIONS:

Evidence of Settlement:

Minor cracks noted at rear door and under rear stoop. This movement is likely caused by missing downspout and will continue to get worse if water flow to foundation is not corrected.

EXTERIOR WALLS:

Evidence of Cracking:

Differential movement at back door - repair needed. This most likely cause of this movement is the missing downspout on the SW corner. Soil has moderate clay content. Expansive soils can swell to 15 time dry volume when water is added.

Small crack at top of S wall center.

Small crack at front door.

ROOFING SYSTEM

GUTTERS & DOWNSPOUTS:

Type and Condition:

Steel. Fair overall condition. Missing downspout is noted SW.

ELECTRICAL

GENERAL COMMENTS:

No defects observed except in breaker box. Overheated and overloaded breakers are over heated to as much as 150F - fire hazard. Have electrical system certified by licensed electrician.

BRANCH CIRCUIT PANELS:

Workmanship and Layout:

Double wiring taps noted. Fire hazard - extremely overheated breakers.

Circuit Breakers: Size vs Indicated Use:

Oversized circuit breakers are noted - have certified by licensed electrician.

SMOKE ALARMS:

None installed- Installation of smoke alarms is recommended.

INTERIOR AREAS**BATH AREAS:**

Employee bath okay

Caulk sink - ladies and men's room.

KITCHEN AREA:

Front sink - garbage disposal not working.

Glove used to repair hand wash sink.

Display cooler - clean compressor.

Display freezer - clean compressor.

These items need attention soon:**FOUNDATION - STRUCTURE - EXTERIOR****EXTERIOR WALLS:***Predominant materials:*

Masonry, Stucco. photo = small crack in stucco at from door.

Overall Condition:

Good, Piece of expansion joint missing X 3. Replace to prevent damage from freezing water.

WINDOWS:*Predominant Type:*

Fixed glass. except at back door. Upper window does not open.

ROOFING SYSTEM**ROOF MOUNTED EQUIPMENT:**

unit 1 = 3 refrigeration compressors - ancient, noisy, in poor condition - 2 operational.

Unit 2 - combo - over 20 years old - operational - clean and service.

Unit 3 - evaporative cooler - not operational.

Unit 4 Same as 2 - not operational at time of inspection. HVAC service man says overheated - needs cleaning.

Unit 5 - freezer compressor - operational, ancient.

All equipment is old and should be certified.

grease traps x 2 operational at time of inspection. Clean East unit.

INTERIOR AREAS

WINDOWS:

Good. Minor hardware repair and/or lubrication is needed at back window.

Refrigerator - 40 F. Clean cooling coils.

Freezer 16 F.

Cooler not operational. Door missing, compressor not working, heat exchange unit mount broken.

Front cooler - 42F. - clean cooling compressor.

These items are regular maintenance tasks that are due now or soon or are advisory items:

INSPECTION CONDITIONS

BUILDING CHARACTERISTICS:

SPACE BELOW GRADE:

Crawl space - no access.

FOUNDATION - STRUCTURE - EXTERIOR

DOORS:

Overhead/Sliding Doors:

Damaged frame Fair condition. Door is difficult to latch.

ROOFING SYSTEM

Roof cover appears to be in good condition.

Overall Condition:

Good. This type of roofing material has a typical service life of 10-12 years.

PLUMBING SYSTEM

GENERAL COMMENTS:

Owner states low pressure has necessitated stopping use of urinal. Have plumber certified water supply pipe size is adequate for use.

WATER SOURCE:

Main Cutoff Valve Location:

Behind the water heater.

WASTE/VENTING PROVISIONS:

Venting:

Broken vent on side of building of unknown use. Owner thinks it may be part of grease trap system. No access to crawlspace.

HOT WATER SOURCE:

Auxiliary Equipment:

Water heater is installed at an interior area without an overflow pan.

FIRE SPRINKLER SYSTEM:

noted in stove hoods - not tested.

ELECTRICAL

BRANCH CIRCUIT WIRING:

Areas of Concern:

Handyman wiring is noted in the following locations: breaker box.

AIR CONDITIONING & HEATING SYSTEMS

Overall Condition:

Unit is older and has a limited service life remaining. Further evaluation is needed by a licensed air conditioning contractor. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

INTERIOR AREAS

GENERAL COMMENTS:

The interior is well maintained - floor tile may contain asbestos.

CEILINGS:

Good overall condition. Ceiling areas with dry stains caused by prior leaks are noted in the following areas: office.

FLOORS:

Good. Tile has worn through in small areas in back of dining area.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

INSPECTION PERFECTION INC

Carl Brahe, CHI

How Stuff Works - Information for Real Property Decisions

Knowledge is essential for making good decisions about real estate. A good property may be passed over for fear of repairs that may not be as bad as they sound. A bad property might be bought from ignorance or underestimation of defects. Ignorance can allow deferred maintenance that can cause extreme problems.

There are so many aspects of any property that no single person can understand them all, but quick guidance is available anywhere you have internet access. There are websites that explain almost anything you can think of in a way that most people can understand easily.

The best known and probably most used is Wikipedia.org. This site is a mind boggling information source written by anyone who wants to contribute. If you have a special interest in something, you can write an article and post it. If readers disagree with you or want to add to what you've written, they are able to make changes. The amount of information is already incredible and grows daily. So many people have contributed so much that there is probably nothing related to your real estate that you can think of that hasn't been written about here.

More specific sites are available related to real property. The old standards BobVila.com and ThisOldHouse.com offer detailed information about how different repair, remodel and renovation projects are done. Plans are offered for various projects and how-to-do guides are also provided. The projects are presented for the serious handyperson. This information is as valuable for dealing with contractors as it is for the do-it-yourselfer. Knowing how a project is done can save you money and stress.

Some sites are aimed at the average person who is interested in just about anything. [How Stuff Works](http://HowStuffWorks) and About.com, have various websites for individual interests like, [How Stuff Works – Home and Garden](http://HowStuffWorks-HomeandGarden) and [About.com – home and garden](http://About.com-homeandgarden). Other sites that are geared to the average person are sponsored by television stations. [Home and Garden TV](http://HomeandGardenTV) and [DIY Network](http://DIYNetwork) have extensive websites with resources for decorating, organizing, gardening and remodeling. [Home Depot](http://HomeDepot) offers extensive resources for homeowners and professionals, plus classes to teach skills and sales associates who will provide information about materials and how to tips for most projects. They also offer contractors for most projects and are a source for projecting costs.

Disaster remediation is the specialty of cleaning up after problems like fire and flood. Foreclosed properties are abundant these days. Neglect, vandalism and ignorance leave these homes in need of disaster remediation for things like water and smoke damage and mold. [Puro Clean](http://PuroClean), [Blu Sky Services](http://BluSkyServices), and [Service Magic](http://ServiceMagic) provide contractors for these repairs.

[Inspection Perfection](http://InspectionPerfection) provides a wide range of specialized information for property owners, buyers and sellers, and real estate professionals. Subjects that affect the safety, comfort or usability of a property are covered. This is a constantly growing data base.

These sites provide referrals for Denver area handymen/women to do your actual repairs and remodel projects. Some of these contractors will rescue when you find yourself over your head, or have just outright blown a project. Always get more than one bid on a project and ask for and check references. These sites provide referrals but in most cases provide no guarantee of satisfaction.

[Best in Class](#) 888-533-2378

[BizziBid.com](#)

[Handyman.com](#) (800) 466-5530

[HandymanMatters.com](#) 303-984-0177

[HouseDoctors.com](#) 888-468-7336

[MrHandyman.com](#) 877-674-2639

[Onestopwizard.com](#) 303-250-3500

[RenovationExperts.com](#) (866) 273-8258

[Respond Home Services..](#)

[ServiceMagic.com](#) (866) 384-1080

*The above websites are presented for information only. Inspection Perfection Inc does not endorse these website, nor the companies, and the products and services they provide.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 8/01/08.
TIME OF INSPECTION: 4.
CLIENT NAME: xxxxx.
CLIENT PHONE #: xxxxxx.
INSPECTION SITE: xxxxxxxx.
INSPECTION SITE CITY/STATE/ZIP: Denver.

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 100-110.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF BUILDING: 60.
BUILDING TYPE: Restaurant.
STORIES: 1.
SPACE BELOW GRADE: Crawl space - no access.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Purchasers spouse, Homeowner.

PAYMENT INFORMATION:

TOTAL FEE: \$350.
PAID BY: Check.

REPORT LIMITATIONS with ARBITRATION CLAUSE

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, 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 visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be 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; intercoms; 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.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental

codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. 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 involvement with tradespeople 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.

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

FOUNDATIONS:

Foundation and footings are no longer visible.

Evidence of Settlement:

Minor cracks noted at rear door and under rear stoop. This movement is likely caused by missing downspout and will continue to get worse if water flow to foundation is not corrected.



GRADING & LANDSCAPE:

Grading:

Good.

EXTERIOR WALLS:

Predominant materials:

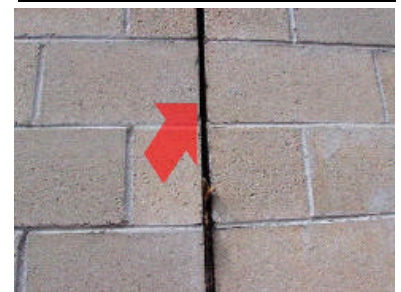
Masonry, Stucco. photo = small crack in stucco at from door.



repair small crack

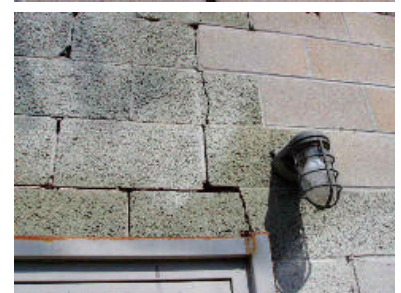
Overall Condition:

Good, Piece of expansion joint missing X 3. Replace to prevent damage from freezing water.



Evidence of Cracking:

Differential movement at back door - repair needed. This most likely cause of this movement is the missing downspout on the SW corner. Soil has moderate clay content. Expansive soils can swell to 15 time dry volume when water is added. Small crack at top of S wall center. Small crack at front door.



WINDOWS:

Predominant Type: Fixed glass. except at back door. Upper window does not open.
Overall Condition: Good.
Type and Condition of Sills/Lintels: Good overall condition. metal.

DOORS:

Front Entry Doors: Good condition.
Rear Entry Doors: Good condition.
Overhead/Sliding Doors: Damaged frame Fair condition. Door is difficult to latch.



PARKING AREAS:

Surfacing Material: Asphalt.
Condition: Good. Some expansion cracking is present. Normal for aged materials. 8 parking spaces.

FRONT ENTRY:

Good.

Approximate Year of Construction:

1959.

ROOFING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

Roof cover appears to be in good condition.



GENERAL COMMENTS:

Materials and workmanship appear to be good.

Type:

Shallow sloped flat roof.

Roof Covering:

Flat with Fiberglass roll roofing.

Overall Condition:

Good. This type of roofing material has a typical service life of 10-12 years.

VALLEYS/FLASHING:

Valleys:

None present.

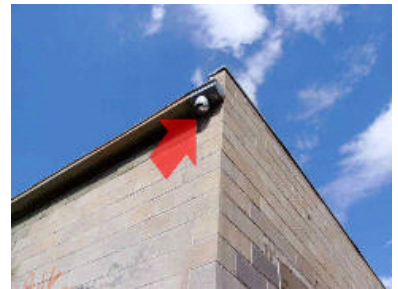
Flashing:

Good condition.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Steel. Fair overall condition. Missing downspout is noted SW.



ROOF MOUNTED EQUIPMENT:

unit 1 = 3 refrigeration compressors - ancient, noisy, in poor condition - 2 operational.

Unit 2 - combo - over 20 years old - operational - clean and service.

Unit 3 - evaporative cooler - not operational.

Unit 4 Same as 2 - not operational at time of inspection. HVAC service man says overheated - needs cleaning.

Unit 5 - freezer compressor - operational, ancient. All equipment is old and should be certified.



grease traps x 2 operational at time of inspection.
Clean East unit.



RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

GENERAL COMMENTS:

Owner states low pressure has necessitated stopping use of urinal. Have plumber certified water supply pipe size is adequate for use.

WATER SOURCE:

Municipal service.
Overall Condition: Good.
Main Cutoff Valve Location: Behind the water heater.

INTERIOR SUPPLY LINES:

Predominant Type: Copper.
Flow: Good.
Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

Sewer.
Interior Waste Lines: Predominant Type: PVC.
Drainage: Good.
Evidence of past or present leaks? None.
Venting: Broken vent on side of building of unknown use. Owner thinks it may be part of grease trap system. No access to crawlspace.



HOT WATER SOURCE:

Primary Water Heater Type: Gas.
Size in Gallons: 75.
Year of Manufacture: 07.
Equipment Condition: Good.
Auxiliary Equipment: Water heater is installed at an interior area without an overflow pan.

PLUMBING FIXTURES:

Baths- Sinks: Good.
Toilets: okay.
Employee Washrooms- Sinks: Good.
Employee Washrooms-Toilets: okay.

FIRE SPRINKLER SYSTEM:

noted in stove hoods - not tested.

ELECTRICAL

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. 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.

GENERAL COMMENTS:

No defects observed except in breaker box. Overheated and overloaded breakers are over heated to as much as 150F - fire hazard. Have electrical system certified by licensed electrician.

MAIN SERVICE:

Service Entrance: Overhead. Good.

MAIN DISCONNECTS:

Location of Service Disconnects: Exterior of building.

SUBPANELS:

Locations & Condition: back room - see note above.

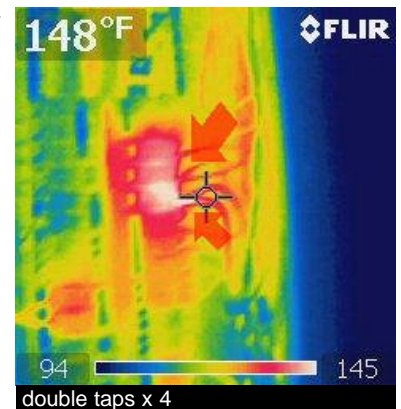
BRANCH CIRCUIT PANELS:

Location: Rear wall of building.

Main Circuit Rating: 225 amps.

With: Circuit breakers.

Workmanship and Layout: Double wiring taps noted. Fire hazard - extremely overheated breakers.



Circuit Breakers: Size vs Indicated Use: Oversized circuit breakers are noted - have certified by licensed electrician.

BRANCH CIRCUIT WIRING:

Predominant Wire Type: Copper.

Areas of Concern: Handyman wiring is noted in the following locations: breaker box.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition: Good.

Switches: Overall Condition: Good.

Fixtures: Overall Condition: Good.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

None installed. Installation of these protective devices recommended.

SMOKE ALARMS:

None installed- Installation of smoke alarms is recommended.

AIR CONDITIONING & HEATING SYSTEMS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

System Type:

Electric Split System.

Overall Condition:

Unit is older and has a limited service life remaining. Further evaluation is needed by a licensed air conditioning contractor. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

System Type:

Electric Split System.

Overall Condition:

Unit is older and has a limited service life remaining. Further evaluation is needed by a licensed air conditioning contractor. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

OTHER SYSTEMS:

System Type:

No System Present.

INTERIOR AREAS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

GENERAL COMMENTS:

The interior is well maintained - floor tile may contain asbestos.

WALLS:

Good overall condition.

CEILINGS:

Good overall condition. Ceiling areas with dry stains caused by prior leaks are noted in the following areas: office.

FLOORS:

Good. Tile has worn through in small areas in back of dining area.

DOORS:

Good.

WINDOWS:

Good. Minor hardware repair and/or lubrication is needed at back window.

BATH AREAS:

Employee bath okay
Caulk sink - ladies and men's room.



KITCHEN AREA:

Front sink - garbage disposal not working.
Glove used to repair hand wash sink.
Display cooler - clean compressor.
Display freezer - clean compressor.



Refrigerator - 40 F. Clean cooling coils.
Freezer 16 F.
Cooler not operational. Door missing, compressor
not working, heat exchange unit mount broken.
Front cooler - 42F. - clean cooling compressor.

