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**Report:** historic office warehouse **Address:**

## **Confidential Inspection Report**

**Prepared for:**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



**Report:** historic office warehouse **Address:**

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**Report:** historic office warehouse **Address:**

xxx xx, 2011

photo here

RE: xxxxx St.

At your request, a visual inspection of the above referenced property was conducted on x/xx/11. 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, reflecting 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.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

### **ITEMS NEEDING ACTION IMMEDIATELY OR ITEMS THAT POSE A SAFETY HAZARD**

#### **FOUNDATION - STRUCTURE - EXTERIOR**

##### FOUNDATIONS:

###### *Floor Joists:*

2 x 8 spaced at 24 inch centers, Concrete joist - basement - unsupported joist.

#### **PLUMBING SYSTEM**

##### WASTE/VENTING PROVISIONS:

###### *Venting:*

minimal - roof vent too short - can be blocked by snow.

##### HOT WATER SOURCE:

###### *Equipment Condition:*

Extend safety pressure relief to floor - main heater.

and small unit under bull pen sink.

##### Drainage system in bull pen

Floor drain and underground drainage system in bull pen not functional - full of water. Scope.

#### **ELECTRICAL**

##### SUBPANELS:

At back wall 200 amp box - missing knockouts.

Live wires open junction box rear exit upstairs south.

#### **AIR CONDITIONING & HEATING SYSTEMS**

##### *System Type:*

Package System x 3. 150000btu temperature drop = 20+ on all.



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**INTERIOR AREAS**

KITCHEN AREA:

Sink rear unit - faucet rotates beyond sink, Improper dishwasher drain - no air gap. Upstairs south - dishwasher - no air gap. upstairs north - dishwasher - no air gap. Bull pen - Caulk sink, faucet rotates over counter, dishwasher drain - no air gap.

No handrail - basement.

Stairs to second floor - handrail too low at second turn going up.

Trip hazards x 2 front lobby.

Skylight leaks badly.

**ITEMS NEEDING ATTENTION SOON**

**FOUNDATION - STRUCTURE - EXTERIOR**

FOUNDATIONS:

*Evidence of Settlement:*

Broken brick and stair step cracking - rear above rt window.

*Crawl Space:*

Water penetration - basement north - minor cracks visible - parge coat hides wall. Moisture meter indicates high level of moisture.

GRADING & LANDSCAPE:

*Grading:*

Improve at the, right side of the building where low areas are noted. rear of the building where low areas are noted.

*Landscape:*

Vines on masonry will deteriorate joints. Trim vines where they have penetrated structure and install trellis to protect the wall or remove.

EXTERIOR WALLS:

Damaged brick behind downspout - rear rt. Seal.

Tuck pointing needed - rear. This is more expensive than you'd expect. Please get a bid for repair.

Water penetration at NW.

WINDOWS:

*Overall Condition:*

Missing panes x 3 rear.

Caulk inside and reglaze.

*Type and Condition of Sills/Lintels:*



**Report:** historic office warehouse **Address:**

Masonry - repair 2nd story front - reported leaking profusely.

**ROOFING SYSTEM**

GENERAL COMMENTS:

Leakage reported.

*Overall Condition:*

Primarily due to the age of the roof covering or underlayment and its limited anticipated remaining economic service life. While no active leakage is noted, this roof is at the point in its life where leakage can be expected to occur over the next few years. Roof covering is approaching the end of its life expectancy. Water blister noted.

VALLEYS/FLASHING:

*Flashing:*

Deteriorated.

Vines under flashing - front left low flat roof.

**PLUMBING SYSTEM**

WASTE/VENTING PROVISIONS:

*Drainage:*

Clogged floor drain bull pen.

PLUMBING FIXTURES:

*Toilets:*

caulk at floor.

*Showers:*

Shower head extension leaks - upstairs south.

**ELECTRICAL**

OUTLETS/SWITCHES/FIXTURES:

*Outlets: Overall Condition:*

Good. loose outlet garage.

Bad ballast - garage overhead fluorescent.

**INTERIOR AREAS**

WALLS:

Caulk ceiling rafters - waiting room.

DOORS:

Garage entry doesn't latch .

BATH AREAS:

Rear unit - caulk toilet at floor, caulk shower at base inside. Garage - open toilet drain - cover to prevent sewer gas in building. upstairs south - caulk toilet and shower at floor. Upstairs north - okay.

**ADVISORIES**

**FOUNDATION - STRUCTURE - EXTERIOR**



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**EXTERIOR WALLS:**

*Evidence of Cracking:*

Yes.

*Other Inspector Comments:*

Walls have been stabilized in past.

North wall bowed.

**DOORS:**

*Rear Entry Doors:*

None.

*Overhead/Sliding Doors:*

Good condition no safety reverse.

Basement walls bowed.

**ROOFING SYSTEM**

*Roof Covering:*

Flat with Fiberglass roll roofing. Improper installation with inadequate or no overlap.

**INSULATION:**

*Predominant Type and Estimated R-Value:*

none.

*Side-Wall Insulation*

none.

Original roof deck shows signs of past fire and water damage.

**PLUMBING SYSTEM**

**GENERAL COMMENTS:**

The whole drain system should be scoped to identify what is and is not working.

**ELECTRICAL**

**GENERAL COMMENTS:**

The electrical systems seem to be up to date with professional workmanship.

**SMOKE ALARMS:**

Smoke alarms not tested.

**AIR CONDITIONING & HEATING SYSTEMS**

**GENERAL COMMENTS:**

Furnaces not tested. Units appear to be recent and in good condition. Sufficient Temp drop on AC.

*System Type:*

rear unit - electric baseboard x 2 - okay. Space heater garage - okay.

**INTERIOR AREAS**

**WALLS:**

North wall damaged.



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Basement walls bowed.

**FLOORS:**

Moderate cracking - bull pen.

**WINDOWS:**

Good upstairs, poor down.

**ADDITIONAL RECOMMENDATIONS**

Have all sewer lines scoped with bid for repair.

All HVAC units should be serviced annually and are probably due.

Ask for records of last service.

Get bids for tuck pointing.

Replace roof covering with Bituminous membrane, it is due now.

Have structural engineer check newly discovered issues like the deteriorated beam supports in the basement.

Consider spray foam insulation for ceilings and new windows downstairs for energy savings that far outweigh costs.

This list does not include improvements you mentioned that are already planned.

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,

Carl Brahe

Inspection Perfection Inc



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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

DATE OF INSPECTION: .  
TIME OF INSPECTION: 10.

## CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.  
SOIL CONDITIONS: Dry.  
APPROXIMATE OUTSIDE TEMPERATURE in F: 90-100.

## BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.  
ESTIMATED AGE OF Building: 90.  
BUILDING TYPE: Office.  
STORIES: 2.  
SPACE BELOW GRADE: Basement.

## UTILITY SERVICES:

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

## OTHER INFORMATION:

AREA: City.  
Building Vacant: No.  
CLIENT PRESENT: Yes.

## PAYMENT INFORMATION:

TOTAL FEE: \$750.  
PAID BY: Invoice.

## 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



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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:

*Floor Joists:*

Foundation and footings are no longer visible.

2 x 8 spaced at 24 inch centers, Concrete joist - basement - unsupported joist.



*Evidence of Settlement:*

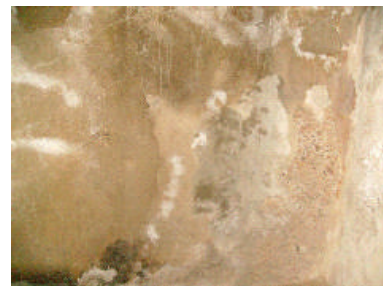
Broken brick and stair step cracking - rear above rt window.



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*Crawl Space:*

Water penetration - basement north - minor cracks visible - parge coat hides wall. Moisture meter indicates high level of moisture.



**GRADING & LANDSCAPE:**

*Grading:*

Improve at the, right side of the building where low areas are noted. rear of the building where low areas are noted.

*Landscape:*

Vines on masonry will deteriorate joints. Trim vines where they have penetrated structure and install trellis to protect the wall or remove.



**EXTERIOR WALLS:**

*Predominant materials:*

Masonry.

*Overall Condition:*

Fair.

*Evidence of Cracking:*

Yes.

*Other Inspector Comments:*

Walls have been stabilized in past.



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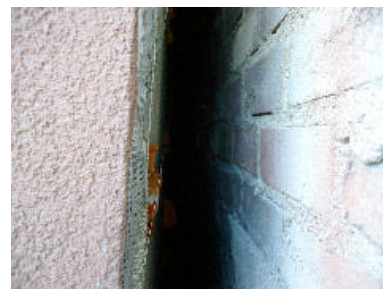
Damaged brick behind downspout - rear rt. Seal.



Tuck pointing needed - rear. This is more expensive than you'd expect. Please get a bid for repair.



North wall bowed.



Water penetration at NW.

**WINDOWS:**

*Predominant Type:*

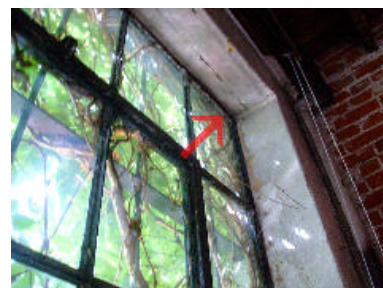
*Overall Condition:*

Fixed glass.

Missing panes x 3 rear.



Caulk inside and reglaze.





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*Type and Condition of Sills/Lintels:* Masonry - repair 2nd story front - reported leaking profusely.



**DOORS:**

*Front Entry Doors:* Good condition.  
*Rear Entry Doors:* None.  
*Overhead/Sliding Doors:* Good condition no safety reverse.

**FRONT ENTRY:**

Good.  
Basement walls bowed.

**Approximate Year of Construction:**

1920.

## 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.

**GENERAL COMMENTS:**

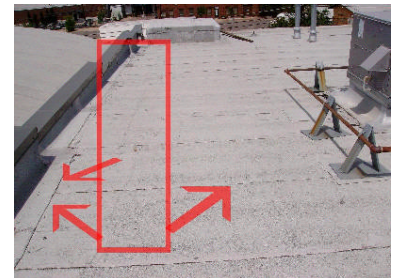
Leakage reported.

Type:

Shallow sloped flat roof.

Roof Covering:

Flat with Fiberglass roll roofing. Improper installation with inadequate or no overlap.



**note cracking beginning to show**

Overall Condition:

Primarily due to the age of the the roof covering or underlayment and its limited anticipated remaining economic service life. While no active leakage is noted, this roof is at the point in its life where leakage can be expected to occur over the next few years. Roof covering is approaching the end of its life expectancy. Water blister noted.



**note alegstoring and deteriorated flashing**

**VALLEYS/FLASHING:**

Flashing:

Deteriorated.





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Vines under flashing - front left low flat roof.



**INSULATION:**

*Predominant Type and Estimated R-Value:* none.

*Side-Wall Insulation* none.

**GUTTERS & DOWNSPOUTS:**

*Type and Condition:* Steel. Good overall condition.

**ROOF MOUNTED EQUIPMENT:**

3 HVAC package units - fairly new, good quality, proper installation.

Original roof deck shows signs of past fire and water damage.



**RECENT WEATHER CONDITIONS HAVE BEEN:**

Very Wet.



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# 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:

The whole drain system should be scoped to identify what is and is not working.

### WATER SOURCE:

Municipal service.

### INTERIOR SUPPLY LINES:

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

### WASTE/VENTING PROVISIONS:

- Sewer:* Sewer.
- Interior Waste Lines: Predominant Type:* PVC, Cast Iron and Copper.
- Drainage:* Clogged floor drain bull pen.
- Venting:* minimal - roof vent too short - can be blocked by snow.



### HOT WATER SOURCE:

- Primary Water Heater Type:* Electric.
- Size in Gallons:* 80.
- Year of Manufacture:* 1997.
- Equipment Condition:* Extend safety pressure relief to floor - main heater.



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and small unit under bull pen sink.



**PLUMBING FIXTURES:**

*Baths- Sinks:*

Good.

*Toilets:*

caulk at floor.

*Showers:*

Shower head extension leaks - upstairs south.



**Drainage system in bull pen**

Floor drain and underground drainage system in bull pen not functional - full of water. Scope.





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# 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 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.

### GENERAL COMMENTS:

The electrical systems seem to be up to date with professional workmanship.

### MAIN SERVICE:

Service Entrance: Overhead. Good.

### MAIN DISCONNECTS:

Incoming Wiring: 4/0 Copper x 4 phase.  
 Location of Service Disconnects: rear wall inside x 3. 1- 100 amp, 1- 200 amp, 1 x 240 amp.

### SUBPANELS:

Locations & Condition: rear wall inside 125 amp - upstairs - okay. 200 amp - missing knockouts. Front office - 200 - okay. Upstairs south - okay. Upstairs north - not opened due to office work going on.  
 At back wall 200 amp box - missing knockouts.

### BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use: Good.  
 Predominant Wire Type: Copper.

### OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition: Good. loose outlet garage.  
 Switches: Overall Condition: Good.  
 Fixtures: Overall Condition: Good.

### GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

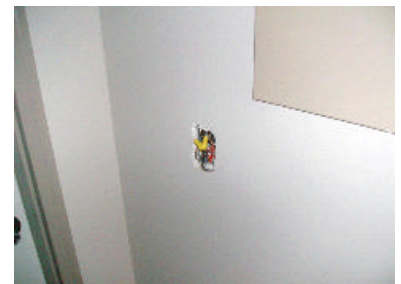
Good.

### SMOKE ALARMS:

Smoke alarms not tested.

Bad ballast - garage overhead fluorescent.

Live wires open junction box rear exit upstairs south.





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## 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.

### GENERAL COMMENTS:

Furnaces not tested. Units appear to be recent and in good condition. Sufficient Temp drop on AC.

*System Type:* rear unit - electric baseboard x 2 - okay. Space heater garage - okay.  
*Controls:* Good.

*System Type:* Package System x 3. 150000btu temperature drop = 20+ on all.  
*Overall Condition:* Good, Unit is a more recently installed replacement.  
*Condenser Unit:* Good.  
*Air Handler:* Good.  
*Heating System:* not tested.  
*Ductwork and Air Flow:* Air flow is good throughout.  
*Return and Filter* Good.  
*Controls:* Good.

## 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.

**WALLS:**

North wall damaged.

Caulk ceiling rafters - waiting room.



Basement walls bowed.

**CEILINGS:**

Good overall condition.

**FLOORS:**

Moderate cracking - bull pen.



**DOORS:**

Garage entry doesn't latch .

**WINDOWS:**

Good upstairs, poor down.

**BATH AREAS:**

Rear unit - caulk toilet at floor, caulk shower at base inside. Garage - open toilet drain - cover to prevent sewer gas in building. upstairs south - caulk toilet and shower at floor. Upstairs north - okay.

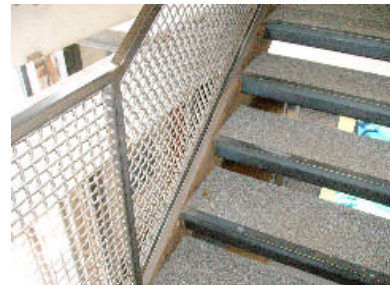
**KITCHEN AREA:**

Sink rear unit - faucet rotates beyond sink, Improper dishwasher drain - no air gap. Upstairs south - dishwasher - no air gap. upstairs north - dishwasher - no air gap. Bull pen - Caulk sink, faucet rotates over counter, dishwasher drain - no air gap.

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No handrail - basement.

Stairs to second floor - handrail too low at second turn going up.



Trip hazards x 2 front lobby.



Skylight leaks badly.