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Report: residential **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: residential Address:

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xxx xx, 2011

RE:



At your request, a visual inspection of the above referenced property was conducted on . 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 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

GROUND

LANDSCAPING:

Poorly fit septic covers.

GRADING:

SITE:

Front - Grade at foundation needs correction, Pitch slope of soils 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.

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

Clogged downspouts.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Exterior of house, Sharp screw for cover - didn't replace.



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SWITCHES & OUTLETS:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Loose outlet - Sebastian' s room, Master's bedroom - broken cover. GFCI not operational - deck, kitchen, master's bedroom. Loose GFCI - upstairs bathroom. Nonworking outlet - master's bedroom.

Outlet in dirt by septic cover - improper installation..

PLUMBING

WASTE LINES:

CONDITION:

Vents on roof have been capped.

WATER HEATER:

CONDITION:

Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location, Sediment level high - drain.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet is loose at floor, caulk.

BATHROOM AREA:

CONDITION OF SINK:

Appears serviceable.

INTERIOR

STAIRS & HANDRAILS:

CONDITION:

Gaps at wall side maybe hazard to children.

SMOKE / FIRE DETECTOR:

CO detectors within 15 feet of all legal bedrooms. No CO detector downstairs.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

Porcelain, Poorly installed. No caulk, Faucet loose, improper installation - rotates beyond sink.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Combination, No tip bracket.

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS:

Bad GFCI - left of sink.

ITEMS NEEDING ATTENTION SOON



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GROUNDS

LANDSCAPING:

CONDITION:

Trees planted close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible,

RETAINING WALLS:

TYPE:

Timber, replace.

PATIO/PORCH COVER:

TYPE:

Poorly built porch. Contact between dirt and wood. Loose, damaged handrail.

CONDITION:

replace.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL:

Wood siding, Support post in dirt SW corner.

CONDITION:

Caulk around vents and hose bib, cracks in wood, knot holes, woodpecker holes.

Secure soffit boards - rt side.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

Appears serviceable/within useful life, General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Roof appears to be at/near the end of its useful life.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Leakage behind gutter - water stains on soffit,

Downspout extension disconnected at rt front.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

GENERAL SUGGESTIONS:

Replace thermostat with programmable. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

Caulk at floor.

TUB/SHOWER AND WALLS:



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Caulking and/or re-grouting is needed to prevent water intrusion.

BATH VENTILATION:

No ventilation noted.

BATHROOM AREA:

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, caulk at floor.

INTERIOR

WINDOWS:

TYPE & CONDITION:

Wood, Sliding,

Caulk frames and trim.

Moss growing in window - master's bedroom. Probably from clogged weep hole.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

WALLS/CEILINGS/FLOORS:

Floor covering tile, Floor has cracked tiles - poor prep.

ADVISORIES

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

South side needs treatment soon - dry wood.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

evaluate ventilation.

KITCHEN - APPLIANCES - LAUNDRY

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Don't use with septic.

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:

TIME OF INSPECTION: 8:00 AM.

CLIMATIC CONDITIONS:

WEATHER: Clear.

SOIL CONDITIONS: Damp.

APPROXIMATE OUTSIDE TEMPERATURE in F: 60-70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.

ESTIMATED AGE OF HOUSE: 1996.

BUILDING TYPE: 1 family.

STORIES: 2.

SPACE BELOW GRADE: Ground floor living area.

UTILITY SERVICES:

WATER SOURCE: Private.

SEWAGE DISPOSAL: Private.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.

HOUSE OCCUPIED? No.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Purchasers spouse, Purchaser, Purchasers children.

PAYMENT INFORMATION:

TOTAL FEE: \$250.

PAID BY: Check.

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 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

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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.

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GROUND

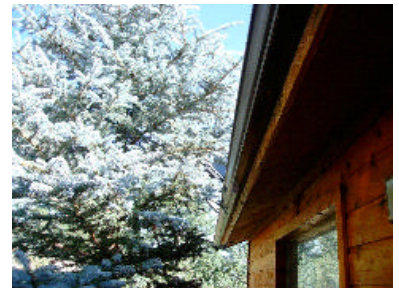
This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation 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:

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Trees planted close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible,



Poorly fit septic covers.



RETAINING WALLS:

TYPE: Timber, replace.



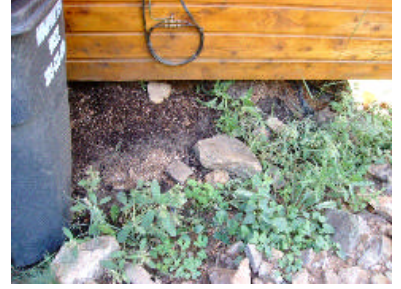
GRADING:



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SITE:

Front - Grade at foundation needs correction, Pitch slope of soils 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.



DECKS:

TYPE:

Wood.

CONDITION:

Appears serviceable.

PATIO/PORCH COVER:

TYPE:

Poorly built porch. Contact between dirt and wood. Loose, damaged handrail.



CONDITION:

replace.

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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:

MATERIAL:

Wood siding, Support post in dirt SW corner.



CONDITION:

Caulk around vents and hose bib, cracks in wood, knot holes, woodpecker holes.



Secure soffit boards - rt side.



South side needs treatment soon - dry wood.

TRIM:

MATERIAL:

Wood.

CONDITION:

Appears serviceable.

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.



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ROOF SYSTEM

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.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION: evaluate ventilation.

INSULATION TYPE AND CONDITION: Fiberglass- Blown, Appears serviceable.

DEPTH AND R-FACTOR: 13 inches, R-32.

ROOF:

STYLE: Gable.

TYPE: Composition shingles.

ROOF ACCESS: Walked on roof.

ROOF COVERING STATUS: Appears serviceable/within useful life, General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Roof appears to be at/near the end of its useful life.



EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Composition, Rubber, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Leakage behind gutter - water stains on soffit,



Downspout extension disconnected at rt front. Clogged downspouts.





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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 DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas.
CAPACITY OF UNIT: 125000.
APPROXIMATE AGE IN YEARS: 15.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.
BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical.
PUMP/BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Appears serviceable.
VENTING: Appears serviceable.
AIR PLENUM: Appears serviceable.
AIR FILTERS: Appear serviceable.
NORMAL CONTROLS: Appear serviceable.
GENERAL SUGGESTIONS: Replace thermostat with programmable. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.



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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 LINE:

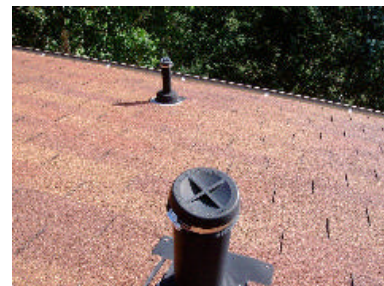
MATERIAL: Copper, Low pressure - from dirty filters.
CONDITION: Appears serviceable.

SUPPLY LINES:

MATERIAL: Combination of materials.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Vents on roof have been capped.



HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Gas.
SIZE: 38.
LOCATION: Basement.
CONDITION: Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location, Sediment level high - drain.



SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Rear of house.
DRAIN FIELD LOCATION: Rear yard.

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Downstairs.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Caulk at floor.



TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Caulking and/or re-grouting is needed to prevent water intrusion.



BATH VENTILATION: No ventilation noted.

BATHROOM AREA:

BATH LOCATION: Upstairs.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: The following problems were noted at the toilet: Toilet is loose at floor, caulk.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, caulk at floor.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: Appears serviceable.

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 serviceable.
OTHER EXTERIOR DOORS: Sliding glass.
INTERIOR DOORS: Appears serviceable.

WINDOWS:

TYPE & CONDITION: Wood, Sliding,
 Caulk frames and trim.



Moss growing in window - master's bedroom. Probably from clogged weep hole.



INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Tile, Wood, General condition appears serviceable.

STAIRS & HANDRAILS:



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CONDITION:

Gaps at wall side maybe hazard to children.



FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Location #1: downstairs pellet stove. OK Location #2: upstairs wood stove. OK.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation.

CO detectors within 15 feet of all legal bedrooms. No CO detector downstairs.

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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:

TYPE AND CONDITION:

Porcelain, Poorly installed. No caulk, Faucet loose, improper installation - rotates beyond sink.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Combination, No tip bracket.

VENTILATION:

TYPE AND CONDITION:

Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Electric.

DISHWASHER:

CONDITION:

Appears serviceable.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Don't use with septic.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are tile, Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Floor covering tile, Floor has cracked tiles - poor prep.



WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/OUTLETS Bad GFCI - left of sink.

:

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.



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LAUNDRY:

LOCATION:

Basement.

CONDITION:

Plumbing appears serviceable, 220 Service-operational.