

# PROFESSIONAL INSPECTION REPORT



**Subject**                    123 Any Street  
**Property:**                Northern Colorado

**Inspection Date:**

**Client:**                    John and Janice Public

**Inspector:**                Bruce Czech  
Building Consultant/Master Inspector  
ASHI® Certified Inspector # 207435  
Member, Historic Building Inspectors Association





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# INTRODUCTION

## About your inspection report:

Please read your report carefully. 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.

## Component/System Ratings

The components and systems of your home are rated using one or more of the following descriptions.

<b>Functional</b>	The components and/or related systems are in working condition with wear that is normal for its age.
<b>Marginal</b>	The components and/or related systems are <b>Functional</b> , but show signs of wear or defects.
<b>Repair Needed</b>	The components and/or related systems have a defect that needs attention.
<b>Monitor</b>	Watch for changes in the condition of this component or system.
<b>Safety</b>	<b>This item is a safety hazard.</b>
<b>Not Inspected</b>	This item was not inspected or was outside of the scope of inspection.

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 maintenance service, to continue functioning normally.

Thank you for the opportunity to inspect your home. Please call us (970-430-1819) if you have any questions about your inspection or report. We enjoy hearing from our clients.

## Colorado Professional Inspections

"Professionalism in Home Inspection"



# EXECUTIVE SUMMARY

At your request, a visual inspection of the property [REDACTED] 708 Cove Ct., Loveland was conducted on [REDACTED]. These are the key findings and visual conditions. This is not the complete inspection report. There may be additional defects and details listed in the report that are not listed here. **The Executive Summary section is provided as a convenience, but is not intended to be a substitution for reading and understanding the main body of the report.**

## Defects/Areas of concern:

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### EXTERIOR

#### Exterior Surface(s) and Cladding

##### *Condition Details:*

There is cracking in the stucco on the South west side of the stucco. Recommend evaluation by a certified stucco specialist.



## Deferred maintenance, general deterioration, areas of concern, and/or usefull upgrades

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### EXTERIOR

#### Exterior Surface(s) and Cladding

##### *Condition Details:*

There is some cracking at the lower band. Recommend evaluation and repair be a stucco specialist.



The joint between the brick and stucco is not sealed correctly at the South west side of the house.



*Comments:*

The caulking has pulled loose from the windows. Replace the caulking where necessary.



Decks and Stairs

*Condition Details:*

The handrails are loose.



**ELECTRICAL SYSTEM**

Branch Wiring and Conductors

*Condition Details:*

In the attic, the wires need to be put back in the box and the box needs a cover plate.



**INTERIOR**

Windows

*Condition Details:*

There are some Windows with seal failure at the front of the house and in the basement bedroom.



Fireplaces and Solid Fuel Burning Appliances

*Condition Details:*



There is a nest in the master bedroom fireplace termination. Do not use until it is cleaned out.



# GENERAL INSPECTION INFORMATION

## Scope of Inspection and Limitations

This inspection was conducted in accordance with the ASHI Standards of Practice and Code of Ethics. A copy of this document can be found at: [http://www.homeinspector.org/docs/standards\\_updated.pdf](http://www.homeinspector.org/docs/standards_updated.pdf)

General exclusions: Sprinkler or irrigation systems, fire suppression, solar systems, Hot tubs and pools, low voltage wiring and systems, intercoms, home theaters, 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 its report are 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** 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 and throughout the inspection report. **The inspection agreement is found at the end of this inspection report and is an integral part of this report.**

## Site Conditions

Weather: The weather was cloudy. rainy There was also recent rain. The outdoor temperature was 40-50.

## Building Characteristics

House Faces: Northwest  
Utility Status: All utilities on



# EXTERIOR

## Exterior Photos

Front Exterior Photo:



Right Exterior Photo:



Rear Exterior Photo:



Left Exterior Photo:



## Fuel System

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

General Condition: **Functional** |





## Exterior Surface(s) and Cladding

General Condition: **Functional | Repair | Monitor |**

Condition Details: There is some cracking at the lower band. Recommend evaluation and repair by a stucco specialist.

The furnace vent is not sealed correctly.

The joint between the brick and stucco is not sealed correctly at the South west side of the house.

There is cracking in the stucco on the South west side of the stucco. Recommend evaluation by a certified stucco specialist.



Comments: The flashing doesn't cover the top course of brick work. Inspect regularly and maintain.

The caulking has pulled loose from the windows. Replace the caulking where necessary.



## Windows and Doors(exterior)

General Condition: **Functional |**

## Grading

General Condition: **Functional |**

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



pipng or septic systems.

## Driveway and Sidewalks

General Condition: **Functional |**

Condition Details: There is some minor cracking in the driveway slab(s). Recommend sealing the crack(s) with elastomeric caulk to prevent moisture from penetrating the driveway surface and causing more damage.



## Porch and Patio:

General Condition: **Functional |**

## Decks and Stairs

General Condition: **Functional | Safety |**

Condition Details: The handrails are loose.



## Garage Door Opener(s)

Component Photo:



Description: Chain drive with electric eyes. x2 The brand is Liftmaster.

General Condition: **Functional |**

Our exterior inspection is visual in nature and is based principles of common building methods and materials. Our inspection assumes there will be normal wear and deterioration. The following components and systems are 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. They are outside of the scope of this inspection.

## STRUCTURAL COMPONENTS

### Foundation

Description: The primary material for the foundation is poured concrete. Underneath the house there is a full basement.

General Condition: **Functional |**

### Floor Structure

Floor Structure Type: The floor framing system consists of manufactured wood I-beam floor joists supported by Steel I-Beam girder(s).

General Condition: **Functional |**

### Basement Slab Floor

General Condition: **Functional |**

Visibility: Much of the basement slab floor is obscured by floor coverings.

### Exterior Walls

Description: The exterior walls are framed with dimensional wood lumber studs, plates, headers, and sheathing. The stud cavities were covered by wall finish materials and were not visible at the time of inspection.



General Condition: **Functional |**

## Roof Structure

Description: The roof framing is constructed from factory built, engineered trusses. The roof decking is constructed from OSB or Plywood sheets.

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

## Roof

Roof Photo:



Description: There is 1 layer(s) of roofing material that were visible.

Inspection Method: The roof was inspected by walking on it.

General Condition: **Functional |**

## Attic

Attic Photo:



Description: The attic hatch or door is located in the garage ceiling. The predominate insulation type is fiberglass batts. The average depth of the insulation is 11- 12 ".

General Condition: **Functional |**

### Roof Drainage (Gutters)

Type: Metal gutters and downspouts.

General Condition: **Functional |**

When visually inspect the roof 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 16' folding ladder. Some roofs can not be walked on because of their excessive height, steep pitch, slipperiness, or fragile material. We can not inspect your roof if it was wet or snow covered on the day of inspection.

## PLUMBING

### Service Pipe

Shut Off Valve Photo:



Shut Off Valve Location: Next to water heater

Material: 1" copper

General Condition: **Functional |**

### Supply Piping

Material: Copper



## Drain Waste and Vent Piping

Material: ABS Plastic.

## Water Heater

Equipment Photo:



Type: Twin Gas fired, storage tanks with a circulation pump..

Size: 40 Gallons

Manufacturer: Rheem. GE

Location: In the basement, next to the furnace.

General Condition: **Functional |**

## Plumbing Fixtures

General Condition: **Functional |**

Comments: Access to the jetted tub panel was blocked by the seller's possessions.



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.



# HEATING - AIR CONDITIONING

## Heating

Equipment Photo:



**Type:** The primary heating system is a forced Air, High Efficiency, condensing type that is (90+%). The heat distribution method is forced air through metal ducts. The energy source (fuel) is natural gas.

**General Condition:** **Functional |**

## Air Conditioning

**Description:** The house has central air conditioning. It is a typical split system with an evaporator coil incorporated into the furnace and an exterior compressor condenser coil package. The power supply for the compressor is 220V. The capacity of the unit is 4 ton.

**Comments:** The air conditioning system could not be operated for inspection because the ambient temperature was too cold to safely operate the system.

The inspector does not inspect furnace heat exchangers for cracks or holes. This should only be done by a qualified HVAC technician, who would dismantle the furnace. It is also beyond the scope of the ASHI standards of practice. Some mechanical systems may contain asbestos. Determining the presence of asbestos can ONLY be preformed by licensed asbestos inspector and is beyond the scope of this inspection. 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. The inspector does not perform pressure or tests, other than measuring temperature or differential, on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Normal service and maintenance is recommended on a yearly basis.



# ELECTRICAL SYSTEM

## Service

**Description:** The service wiring method is 120/220 volt, underground lateral 3 wire cable. Unless other wise noted, the panel amperage is the same as the service. The service size is 200 amp.

**General Condition:** **Functional |**

## Panel(s)

**Equipment Interior Photo:** Garage subpanel.

Basement.



**Description:** The main panel is located in the basement. The sub-panel is located in the garage. in the basement. The main breaker or service disconnect is located outside, next to meter. The type of over current protection is circuit breakers. The main panel manufacturer was GE.

**General Condition:** **Functional |**

**Comments:** Some of the breakers in the garage subpanel were shut off.

## Branch Wiring and Conductors

**120 V. Wiring Methods:** NM, copper conductor, non-metallic, sheathed cable ("Romex").

**General Condition:** **Functional |**

**Condition Details:** In the attic, the wires need to be put back in the box and the box needs a cover plate.





## Switches, Outlets, and Lighting

General Condition: **Functional** |

## Smoke and Carbon Monoxide Detectors

Description: Smoke detectors were present in the home.

Modern standards call for smoke detectors inside and outside all sleeping rooms and on each level of the house. Colorado Professional Inspections doesn't push the test button on smoke detectors because they are designed so that you can test them yourself on a regular basis. More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. The National Fire Protection Agency (NFPA) urges homeowners to replace smoke detectors more than 10 years old, and to replace all smoke detectors when moving into a new residence, unless you know that the smoke detectors are new. Replacements are inexpensive and readily available.

### 38-45-102. Carbon monoxide alarms in single-family dwellings - rules. (1) (a)

Notwithstanding any other provision of law, the seller of each existing single-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-fired heater or appliance, a fireplace, or an attached garage shall assure that an operational carbon monoxide alarm is installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes or in a location as specified in any building code adopted by the state or any local government entity. It is essential that the occupant of the home verify that the home comply with this important safety law prior to moving in to the home.

**Disclaimers:** Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Furnishings or height limitations may prevent testing of some outlets and switches.

# INTERIOR

## Doors

General Condition: **Functional** |

## Windows

Description: The predominate window type is insulated, vinyl frame with double pane glass.

General Condition: **Functional** | **Repair** |



Condition Details: There are some Windows with seal failure ate the front of the house and in the basement bedroom.



## Interior Walls and Ceilings

Material: Drywall

Wall and Ceiling General Condition: **Functional |**

## Stairs and Handrails

General Condition: **Functional |**

## Fireplaces and Solid Fuel Burning Appliances

Component Photo:



Location: Family Room. Living room. Master bedroom

General Condition: **Functional | Safety |**

Condition Details: There is a nest in the master bedroom fireplace termination. Do not use until it is cleaned out.



## Laundry

Location:	Service area, main floor
General Condition:	<b>Functional  </b>
Comments:	The washer and dryer were not operated because they are not considered a permanently installed type of appliance.

The condition of walls hidden behind wall coverings, paneling and furnishings is not inspected. Cosmetic deficiencies and wear and tear are not part of the 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. All fireplaces should be cleaned and inspected on a regular basis. The valves and plumbing in the Laundry were inspected visually only.

## KITCHEN

Appliances that are not permanently installed or are easily removed, are outside of the scope of this inspection and are not inspected. Examples include, but are not limited to: washer, dryer, refrigerator, free standing kitchen ranges.

### Sink

General Condition: **Functional |**

### Garbage Disposal

General Condition: **Functional |**

### Dishwasher

Component Photo:



Brand: Bosh  
General Condition: **Functional |**

### Ventilation

Type: Kitchen ventilation is provided by an over the range mounted, externally vented, hood).  
General Condition: **Functional |**

### Cook Top and Oven

Component Photo:



Type: Electric, Wall mount oven with a gas counter top range.  
Brand: Viking  
General Condition: **Functional |**

### Counters and Cabinets

General Condition: **Functional |**

### Refrigerator

Component Photo:



Brand: Kitchenaid  
General Condition: **Functional |**



# RADON TESTING AND MITIGATION

## Observed Conditions

Comments:                    There was no radon testing requested.



**THIS DOCUMENT INTENDED TO BE A LEGALLY BINDING CONTRACT . . . PLEASE READ CAREFULLY**

Report #: [REDACTED]

Date:

Subject Property: [REDACTED]

Client(s): [REDACTED]

Address: ,  
City,State,Zip: ,

E-mail:

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Colorado Professional Inspections, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and will contact the inspector with any questions I/We may have. **We understand that we have contracted for an inspection of the property. This inspection is not a WARRANTY. But I may purchase one for an additional fee.**

#### **SCOPE OF INSPECTION**

The scope of the inspection and report is a limited visual inspection of the major systems, components, and installed appliances of the home to identify systems, components, and appliances listed in the report which may be in need of immediate repair. The inspection will be performed in compliance with the standards of practice of the **American Society of Home Inspectors (ASHI)**, a copy of which is available upon request.

#### **OUTSIDE SCOPE OF INSPECTION**

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings are not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guaranty, insurance policy or substitute for real estate transfer disclosures which may be required by law.

#### **Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests, or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

**(Some of the above items may be included in this inspection for additional fees-check with your inspector)**

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any crafts or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

**Continued Next Page**



**THIS DOCUMENT IS A LEGALLY BINDING CONTRACT . . . PLEASE READ CAREFULLY**

**ARBITRATION:** Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

**USE BY OTHERS:** Client promises inspector that client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided by the inspector to the real estate agent representing Client.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitration and other costs.

**SEVERABILITY:** Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**LIMITATIONS ON LIABILITY**

**INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT.** THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

**X here: RADON TESTING and WARRANTY**

- I DO NOT agree to pay an additional fee for Radon Testing and understand the associated health risks of exposure to radon gas.
- I DO agree to pay an additional fee for Radon Testing.
- I DO NOT agree to pay an additional fee for a 90 day limited warranty, but understand that it was offered to me.
- I DO agree to pay an additional fee (\$30.00) or a 90 day limited warranty.

**I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO PAY THE FEE LISTED.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Total Inspection Fee: \_\_\_\_\_**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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