



*Client: John Doe*  
*Site Address: 1234 CR14 Loveland*  
*Inspection Date: 01/11/2012*  
*Report # XXXXXX*

*www.WindingRiver.net 970-222-2104 303-774-1104*



This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provide additional details: **PLEASE READ IT CAREFULLY.** The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring.

It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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Dear John ,

At your request, a visual inspection of the above referenced property was conducted on 01/11/2012. 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.

***PLEASE NOTE: Some items noted within the summary may have been considered in the pricing and/or disclosure of this building structure/property. Please realize that my attempts are to make you aware of what I found during the inspection, not necessarily what should or should not be included in the negotiation process.***

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. Thank you for selecting our company to do your property inspection. If you have any questions regarding the inspection report or the property, please feel free to call at 970-222-2104. or 303-774-1104.

Sincerely,

*Kurt Nelson*  
Winding River Inspection Services, LLC



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## SUMMARY

**SUMMARY 1: IMMEDIATE CONCERN / FURTHER EVALUATION / SAFETY (RED):** It is the intent of this inspector that the items in this section require immediate attention and/or further evaluation to prevent possible damage or may threaten personal safety. Many of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for any repairs.

### EXTERIOR, WINDOWS & STRUCTURES

#### Front Porch

##### *Outlets:*

1. Noted Broken outlet(s):[the front outlet has been torn out of the wall and need to be reinstalled.

### KITCHEN

#### Kitchen

##### *Flooring Conditions*

2. The tile underlayment appears to be inadequate for tiles. This allows tiles to crack and mortar joints to separate. Consideration should be given to upgrading the tile underlayment and installing new tile.

### UTILITY/LAUNDRY

#### Utility/Laundry

##### *Flooring Conditions*

3. The tile underlayment appears to be inadequate for tiles. This allows tiles to crack and mortar joints to separate. Consideration should be given to upgrading the tile underlayment and installing new tile.

### BATHROOM(S)

#### Half Bath:

##### *Flooring Conditions*

4. The tile underlayment appears to be inadequate for tiles. This allows tiles to crack and mortar joints to separate. Consideration should be given to upgrading the tile underlayment and installing new tile.

### LIVING SPACES

#### Dining Room:

##### *Flooring Conditions*

5. The tile underlayment appears to be inadequate for tiles. This allows tiles to crack and mortar joints to separate. Consideration should be given to upgrading the tile underlayment and installing new tile.

#### Bedroom #1:

##### *Carbon Monoxide:*

6. Carbon Monoxide Detectors must be installed PRIOR TO CLOSING.

#### Bedroom #2:

##### *Carbon Monoxide:*

7. Carbon Monoxide Detectors must be installed PRIOR TO CLOSING.

#### Bedroom #3:

##### *Carbon Monoxide:*

8. Carbon Monoxide Detectors must be installed PRIOR TO CLOSING.

#### Bedroom #4:

##### *Carbon Monoxide:*



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9. Carbon Monoxide Detectors must be installed PRIOR TO CLOSING.

**SUMMARY 2: REPAIR ITEMS / TYPICAL GENERAL MAINTENANCE (GREEN):** The repair of these items is typical for general building maintenance and will need to be addressed, but do not cause any immediate concern. These suggestions will prolong the building's integrity and longevity. Other minor items are also noted in the report and should receive eventual attention, but none of them affect the habitability of the property and their correction is typically considered the responsibility of the purchaser.

## **EXTERIOR: GROUNDS & IMPROVEMENTS**

### Topography

#### *Slope Within 10 Feet of Building:*

1. The area around the perimeter of the structure is level at best. Additional measures should be taken to provide the recommended drainage. Correcting the grade will help to avoid erosion and/or standing water along the foundation. The general guideline is for the grading to drop 6" in the first 10' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure.

#### *Roof Drainage:*

2. Gutter extensions should be installed to move water run-off away from foundation.

## **EXTERIOR, WINDOWS & STRUCTURES**

### Exterior Cladding

#### *Siding Conditions:*

3. Recommend the addition of caulking to the vertical siding corner and window joints. This will help to prevent moisture entry by wind driven rain. There is some preliminary edge swelling of the siding. Adequate paint coverage of the bottom edge is necessary to prevent this edge swelling.[this has occurred both on the bottom edges of the home and where the roof intersects with the siding]there are also missing 1x2 trim boards, Exteriors should be kept painted to protect surface from damage or rot. Visible deterioration was noted, and should be repaired.[through out]

#### *Brick Condition::*

4. In our visual evaluation we are not able to determine the installation of the underlayment and flashings. These can only be viewed and evaluated by destructive discovery which is beyond the scope of this visual evaluation. Stairstep cracks were noted: rear and front of the home , this settlement has occurred do to the drainage in the rear of the home]

### Exterior Trims

#### *Trim/Paint/Stain Conditions:*

5. Recommend the addition of caulking to the vertical siding corner and window joints. This will help to prevent moisture entry by wind driven rain. Exteriors should be kept painted to protect surface from damage or rot. Wet Rot has occurred. Moisture may attract wood destroying insects. This condition should be repaired to prevent further damage.[several sections under the windows]

### Exterior Windows:

#### *Caulking Condition:*

6. All wood, siding and trim, joints should be well sealed to prevent moisture intrusion and damage. Wood-to-wood joints at the windows and trim areas should also be monitored and sealed as necessary. Monitor



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and maintain areas for proper caulk coverage. Periodically re-caulk as necessary.

#### Exterior Doors

##### *Screen/Storm Door:*

7. the door is in a condition that will require full replacement.

#### Patio

##### *Patio Slab Condition:*

8. The slab incorrectly slopes towards the structure. Correct to draw water away from the home.

#### Decks - Railings - Stairs

##### *Decking Conditions:*

9. Ratings: Improvements/FYI, Repairs are needed to the deck. It is recommended that a general contractor be consulted to obtain repair/replacement bids so that you will have an idea of what the replacement expenses will be.[the deck is not fully supported by the columns,additional hangers or lumber would give the deck the support it requires to maintain it's life expectancy.

##### *Framing/Securing of Deck/Porch:*

10. Ratings: Repair temporary supports have been installed to prevent bounce in the middle of the deck. The wood is installed in dirt and could decay.

### **GARAGE**

#### Garage

##### *Electric Service to Garage:*

11. The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits. At least one outlet tested in the garage is incorrectly wired or needs to be replaced. The outlet is located on the West wall.[open ground]Also the are outlets missing there covers ,replace for safety]

### **ROOF & ATTIC**

#### General Roof

##### *Fascia Conditions*

12. Caulking and sealing of open joints is needed and should be done annually or as needed to prevent moisture leakage under and behind the surface areas to prevent rot, mold, and mildew. The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. Wet Rot is the decay of wood in the presence of moisture and warmth, as a result of attack by fungi. This condition attracts insects. Eliminate the source of moisture then repair affected area.[areas that are touching the roof] The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.

##### *Soffit Conditions*

13. There are holes which are large enough to require repair.[back right hand corner] The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured. needs paint. Sections are missing and should be repaired to help prevent water penetration.

#### Roof Drainage

##### *Roof Gutter System Conditions:*

14. Debris-filled. Gutter(s) filled with leaves and other debris is preventing proper drainage. This should be done annually and as needed to keep water flow open and to prevent damage to the gutters due to standing water. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Rust was observed. This area should be carefully repaired and repainted.



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Attic & Ventilation:

*Insulation Clear of Sheathing:*

15. There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.[need to resecure all the fallen insulation]

*Insulation Noted:*

16. The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of at least 10" of insulation installed.[fallen]

**FOUNDATION/STRUCTURE**

Walls - Exterior

*Conditions*

17. Ratings: Repair, Efflorescence was observed. This white powdery substance is left behind on the surface after water migrates through masonry. Usually harmless in moderate amounts.

Crawl Space

*Under Floor Insulation:*

18. Yes, Many areas have fallen/sagging fiberglass batts.

*Soil Condition:*

19. The crawl space is covered with the recommended plastic.

*Posts Condition:*

20. There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above. There is soil to wood contact. This allows a direct path for insects and should be eliminated.[temporary]

*Insulation:*

21. Yes, Many areas have fallen/sagging fiberglass batts.

**HEATING / FIREPLACE**

Heating Unit #1

*Filter Condition:*

22. Replacement is recommended; the filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger.

**AIR CONDITIONING & VENTILATION**

AC Unit #1:

*Brand:*

23. outside unit has been removed.

**KITCHEN**

Kitchen

*Screen Conditions:*

24. Some of the screens are missing.

*Window Damage:*

25. The window pane has lost its dual pane thermo-seal (x1).

*Window Function:*

26. Window does not open = Stuck shut (x1).[left]

*GFCI Protection:*



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27. Modern building standards recommend that all kitchen countertop outlets be GFCI protected for safety. This would include islands and other counters not connected to the sink. Excluded is the outlet to the refrigerator.

*Caulking Water Contact Areas:*

28. Some caulking in water contact areas is needed.

Appliances

*Food Waste Disposal:*

29. Functioning: No.

*Range Hood:*

30. The range hood is in a condition that indicates replacement is recommended.

## **UTILITY/LAUNDRY**

Utility/Laundry

*Door Conditions*

31. Minor adjustment or lubrication of door hardware is needed.

*Dryer Venting:*

32. The dryer is improperly vented to the crawl space = Reroute to the home's exterior.

## **BATHROOM(S)**

Main Bath:

*Door Conditions*

33. Door Handle/Latch, The door does not latch when closed = Realign the strike plate or door.[both]

*Toilet/Bidet:*

34. The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the flange.

*Tub/Shower Plumbing:*

35. the shut off valve is stripped.

Full Bath #2:

*Windows:*

36. Dual pane window(s) condition is Good. Window screen is not installed (x1).

Half Bath:

*Drain Condition:*

37. There is evidence of deterioration or leakage in the P-trap or waste line. Replacement of the affected parts is recommended.

*Toilet/Bidet:*

38. The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the flange.

## **LIVING SPACES**

Living Room:

*Window Function:*

39. Window spring is broken (x2).

*Flue:*

40. filled with insulation.

Bedroom #1:

*Door Conditions*

41. The following conditions with the lock/deadbolt were observed: The lock/deadbolt does not work



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properly.[inside door]

*Smoke Alarm:*

42. None. A working smoke alarm is NOT installed, but the upgrade is recommended. This is a Buyer's Safety Upgrade and should NOT be considered the responsibility of the Seller's.

Bedroom #2:

*Door Conditions*

43. broken door jam.

*Heating Device*

44. Baseboard heating is installed.[did not respond]

Bedroom #3:

*Windows:*

45. Dual pane window(s) condition is Good. Window screen is not installed (x2).

*Smoke Alarm:*

46. The unit is broken = Repair/Replace for safety.

**SUMMARY 3: FOR YOUR INFORMATION (FYI) / EDUCATION (BLUE):** These items are specific notations and helpful hints and suggestions to help you maintain the building investment. I have tried to include information to be used for educational purposes. I have also included general education throughout the body of the main report.

## **EXTERIOR, WINDOWS & STRUCTURES**

Chimney

*Chimney Cover:*

1. A cement chimney cover is installed. Cracks were noted in the chimney cover = Repair is recommended to prevent the spalling of the masonry below.[the cap and first layer of bricks require grout work to insure the integrity of the brick.

## **GARAGE**

Garage

*Overhead Door & Hardware Condition:*

2. Ratings: Improvements/FYI, At least one door panel has minor damage.

*Door Conditions*

3. Ratings: Improvements/FYI, There is daylight visible around the door. This means that either the door needs to be refit or the weatherstripping needs to be repaired.

## **ROOF & ATTIC**

General Roof

*Roof Covering Status:*

4. TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.[some shingles were damaged during installation, they are minor ,but should be monitored]

*Flat Roof Condition:*

5. there has been ice damming in the past, I was unable to detect is ice shield was installed.

*Flashing Conditions:*





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6. The flashings around openings in the roof covering appear to be watertight and caulked as needed. There is no cricket installed. A cricket is installed behind any chimney stack that is 30 or more inches wide. It diverts any water that would otherwise accumulate behind the chimney and leak around the installed flashing. It is recommended that one be installed.

Attic & Ventilation:

*Evidence of Leaks on Interior of Attic:*

7. There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content.

**FOUNDATION/STRUCTURE**

Foundation

*Conditions*

8. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.

*Exterior Drainage*

9. The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

Crawl Space

*Vapor Barrier Installed:*

10. No - There is no vapor barrier installed. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include: polyethylene sheeting, roofing paper, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended.

**ELECTRICAL SYSTEM**

Main Distribution Panel

*Panel Conditions:*

11. No room for expansion. The electrical panel is crowded leaving no room for further expansion. An electrician should check and possibly upgrade panel. There are various ways of increasing accommodations for more breakers. This is acceptable, but the power requirement may be greater than the main. Further evaluation from an electrician may be needed.

**PLUMBING SYSTEM**

Plumbing Source & Service

*Sewage Disposal Type:*

12. Septic System The septic system should be inspected. A detailed inspection is outside the scope of this inspection, but conditions were noted that suggest a more thorough evaluation be made.

Water Heater #1

*Type:*

13. 220 volt electric heater, The 220 volt electrical hook-up was run to the unit without the recommended flexible conduit = Recommend the safety upgrade.

*Floor Drain:*

14. The unit is installed with a drip pan to catch emergency leaks. The drip pan drain was not tested.[this has



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been damaged installing the oversize water heater]

## **HEATING / FIREPLACE**

### Heating Unit #1

#### *Heating System Type:*

15. A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

## **AIR CONDITIONING & VENTILATION**

### AC Unit #1:

#### *Condenser Circuit Breaker:*

16. Adequate.[the fuse has been pulled out, will leave by the main panel.

## **BATHROOM(S)**

### Full Bath #2:

#### *Drain Condition:*

17. The following conditions were noted at the drain: A permanent drain stopper is not installed.

### Half Bath:

#### *Windows:*

18. Dual pane window(s) condition is Good. Window screen is not installed (x1).

#### *GFCI Protection:*

19. Modern building standards recommend that all bathroom outlets be GFCI protected for safety.

#### *Caulking Water Contact Areas:*

20. Some caulking in water contact areas is needed.

## **LIVING SPACES**

### Dining Room:

#### *Windows:*

21. Dual pane window(s) condition is Good. Window screen is not installed (x2).

### Den/Office/Study:

#### *Windows:*

22. Dual pane window(s) condition is Good. Window screen is not installed (x1).

### Bedroom #2:

#### *Window Damage:*

23. missing weather stripping.

### Bedroom #3:

#### *Ceiling:*

24. Ceiling Type, Drywall, There is a condition in the ceiling that needs to have attention. There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

### Bedroom #4:

#### *Screen Conditions:*

25. Some of the screens are missing.

#### *Walls:*

26. Wall Type, Drywall. Wall Condition - There is water damage on the drywall. This is probably due to water leakage. The repair of the drywall may entail complete replacement of the drywall itself and there is always a possibility of underlayment damage depending on the amount of water leakage.



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