



*Client: Steve Davis*  
*Site Address: 6200 E COUNTY RD 56 Fort Collins*  
*Inspection Date: 01/13/2019*  
*Report # 1151*

[www.WindingRiver.net](http://www.WindingRiver.net) 970-222-2104 303-774-1104

## PROPERTY CONDITION REPORT



**Prepared by:**  
**Winding River Inspection Services, LLC**  
**952 Skinner Gulch Road**  
**Loveland, CO 80537**  
**970-222-2104**

*This Report is for the exclusive use of, and has been prepared for the client(s) whose name(s) appear above, and is for their use in determining the physical condition of the property assessed.*

*Although a thorough assessment of the property was made, we wish to CAUTION you 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 provides additional details, PLEASE READ IT CAREFULLY.*

*This assessment, by definition, deals with an existing structure(s) which may have older types of wiring, plumbing, etc. It is very probable that these systems would not meet present standards, although the system(s) probably did meet requirements at the time they were installed.*

**THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.**



*Client: Steve Davis*  
*Site Address: 6200 E COUNTY RD 56 Fort Collins*  
*Inspection Date: 01/13/2019*  
*Report # 1151*

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

*Only this original document may be used for disclosure purposes, If duplication of this document is required, please obtain permission from the client whose name appears above. The CLIENT agrees to indemnify, defend and hold harmless Winding River Inspection Services from third party claims relating to this Inspection Report.*



*Client: Steve Davis*  
*Site Address: 6200 E COUNTY RD 56 Fort Collins*  
*Inspection Date: 01/13/2019*  
*Report # 1151*

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

## **Report Index**

GENERAL INFORMATION  
PURPOSE and SCOPE  
MAPS and DIAGRAMS  
SITE IMPROVEMENTS  
STRUCTURAL FRAME  
BUILDING SHELL  
ROOFING SYSTEMS  
PLUMBING SYSTEMS  
HEATING, VENTILATION and AIR CONDITIONING - (HVAC)  
ELECTRICAL SYSTEMS  
INTERIOR SPACES  
OUTBUILDING (S)  
ADA Tier II: Abbreviated Accessibility Survey  
ADDITIONAL CONSIDERATIONS  
OUT of SCOPE CONSIDERATIONS  
QUALIFICATIONS  
CLOSING COMMENTS  
HAZARDOUS MATERIALS APPENDIX



www.Windingriver.net 970-222-2104 303-774-1104

## EXECUTIVE SUMMARY

### INTRODUCTION

At your request, we have performed a limited visual survey of specific construction components of the property located at 6200 E COUNTY RD 56, Fort Collins, CO.

This report is an opinion work, reflecting the visual conditions of the property at the time of the assessment. Hidden or concealed defects cannot be included in this report. In this Executive Summary, we have summarized what we believe to be the most important conditions concerning the subject property as it pertains to our scope of work. However, please read the ENTIRE report, as all property conditions are NOT included in this EXECUTIVE SUMMARY.

### GENERAL INFORMATION

#### GENERAL DESCRIPTION

##### *Wall Construction*

The load bearing walls are constructed of brick and mortar. Some of the outbuilding exterior walls are constructed of dimensional lumber, wall cladding consists of metal siding.

##### *Roof Construction*

Roof framing consists of pre-engineered wood trusses, spanning from one exterior wall to another. Roofing material is asphalt impregnated fiberglass shingles. Roofing materials are high-rib metal panels which have a galvanized coating, and a baked on enamel finish.

#### GENERAL PHYSICAL CONDITION

The subject property is exhibiting many areas of deferred maintenance, the major areas of concern are listed below: debris through out the complex, poor exterior maintenance, broken or failed window seals, outbuilding heating and cooling components and siding, fascia and soffit damage.

### OUTBUILDING (S)

#### OUTBUILDING - Ponderosa

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

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.

### GENERAL PHYSICAL CONDITION

The subject property has had average maintenance over the years, and all major systems appear to be functioning within typical guidelines considering the age of the structure(s) except for the negative conditions represented in this report. Of those negative conditions, we consider these in this EXECUTIVE SUMMARY to be the most important.



www.Windingriver.net 970-222-2104 303-774-1104

## **IMMEDIATE CONCERN / FURTHER EVALUATION / SAFETY**

Immediate are concern are described as those repairs which are due to system deficiencies or deferred maintenance and are deemed to be necessary at this time or within the next year. Repairs are deemed to be immediate repairs if one or more of the following conditions exist: (1) existing or potential unsafe conditions, (2) obvious building or fire code violations, (3) conditions which if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Repairs are included in this category only if the estimated cost-to-cure is \$1,000 or more for that specific repair or replacement.

Conditions noted in this report which can (in the opinion of the Field Observer) be corrected for less than that amount are considered to be minor cost item.

Our client has elected NOT to have cost estimates included in this report, however, we will still use the criteria explained above to determine as to whether or not a particular item should be placed in this section.

### **GENERAL INFORMATION**

#### SUMMARY of PROBABLE COSTS

### **HEATING, VENTILATION and AIR CONDITIONING - (HVAC)**

#### HEATING

##### *Heating Unit # 1 at Location Main Building*

Closet [main building] The fuel source is liquefied petroleum. Manufacturer is Carrier. The type of system is A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Approximate age is less than 2 Years. Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

### **INTERIOR SPACES**

#### Appliances

##### *Cooler/Refrigerator/Freezer*

The walk-in unit was not functional.

### **OUTBUILDING (S)**

#### OUTBUILDING(S) - Pole Barns

##### *Observations:*

These building are in a condition that warrants their removal.

#### OUTBUILDING - Scotch

##### *General Condition:*

There is a damaged propane gas line that needs to be reconnected to the building.

### **HAZARDOUS MATERIALS APPENDIX**



www.Windingriver.net 970-222-2104 303-774-1104

HAZARDOUS MATERIALS TESTING  
*Recommendations*  
removal of the used 55 gal containers.

IMMEDIATE REPAIR COST-TO-CURE TOTAL = \$25,000.00



www.Windingriver.net 970-222-2104 303-774-1104

## REPAIR ITEMS / TYPICAL GENERAL MAINTENANCE

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. Major Projected Expenses are those which are likely to be needed within the next 5 years and for which replacements or repairs are likely to exceed \$3,000. Refer to the appropriate section in the report for more information on the Major Projected Expenses below. Our client has elected NOT to have projected estimates included in this report, however, we will still use the criteria explained above to determine as to whether or not a particular item should be placed in this section.

### SITE IMPROVEMENTS

#### SITEWORK

##### *Landscaping*

Trees are planted very close to the foundation, this condition can lead to displacement of the foundation. All bushes and trees should be removed away from all the structure.

### STRUCTURAL FRAME

#### FOUNDATION & LOAD BEARING WALLS

##### *Load Bearing Walls*

Framing of the load bearing walls appears to be constructed of dimensional wood (conventional stud type construction). However, since most of these cavities are not available for inspection, we are unable to verify that all walls are of this type. There is evidence of settlement where poor discharge has occurred in the front of the main building. The broken footing has created visual settlement in the brick work and cracks and settlement in the conference room.

### BUILDING SHELL

#### BUILDING ENVELOPE

##### *Sidewall Systems*

Sidewall system(s) consists of metal. Damage/deterioration noted at the following areas: most of the building has damage that will require replacement.

##### *Fenestration Systems - Window*

Windows in this structure are aluminum framed. Window type is dual pane insulated. The dual pane seal has failed at one or more windows in this building, as evidenced by moisture/discoloration between the panes. Some failures are difficult to detect due to lighting conditions at the time of the inspection. For this reason, you may encounter additional windows that exhibit this condition which are not noted in this report. Seals which have failed were noted at room by room within the report.

### ROOFING SYSTEMS

#### ROOF OVERVIEW

##### *Eaves & Overhangs*

The fascia board(s) is/are damaged/deteriorated at the [Main building, Spruce, Aspen, Mugho].

##### *Roofing Condition*





www.Windingriver.net 970-222-2104 303-774-1104

This roofing material is at the tail end of it's projected lifespan. The out buildings on the n/w corner are in need of replacement. These structures also need the roof decking replaced.

### FLASHING & OTHER ITEMS

#### *Gutters*

Consider installing gutters and downspouts to help with site drainage, There is an older gutter system installed in need of repair/upgrade.

### ATTIC & VENTILATION

#### *Evidence of Leaks Attic Interior*

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. there has been several leaks both in the main building as well as the other structures. No recent leaks were noted ,all previous leak damage has not been repaired ,stained ceiling ,holes in walls damaged and stained ceiling and flooring areas.

## **ELECTRICAL SYSTEMS**

### INCOMING SERVICE

#### *Electrical Service Conditions*

The conduit for the electrical service is damaged and may need to be repaired. [main building]

#### Subpanel - Spruce

##### *Panel Conditions:*

**MISSING BREAKER PLATE:** Panel breaker cover is missing a breaker cover plate. All of the unused breaker opening need to be covered with something other than tape. This occurs when a breaker is removed from the panel and the slot remains. The snap in cover plates are very inexpensive and should be added to prevent people from accessing live power. This condition was noted: (x3)

#### Subpanel - Scotch

##### *Comments*

A shower has been installed next to a electrical panel .This is both unsafe and not legal. Clearances around an electrical panel are to be 18 inches on either side and 30 inches in front with no water source within 6 ft.

#### Subpanel - Main Building #1

##### *Panel Conditions:*

there are 2 breakers that have a dead short # 10 ,12.

## **INTERIOR SPACES**

### COMMERCIAL KITCHEN COMPONENTS

#### *Windows:*

There is moisture staining/damage on the window sill.

#### *Lighting:*

The lights did not respond to the switch (x2) = Check the light bulb first, then the fixture and circuit.

#### *Outlets:*

There is no power to the outlets on the cabinet side.





www.Windingriver.net 970-222-2104 303-774-1104

*Caulking Water Contact Areas:*

Some caulking in water contact areas is needed.

COMMERCIAL UTILITY / LAUNDRY COMPONENTS

*Washer Hook-Ups:*

Poorly plumbed.

*Dryer Venting:*

The dryer is improperly vented into the attic space. This creates lint buildup and is considered a potential fire hazard = Reroute the vent to the exterior of the home.

BATHROOM #1 Men's

*Walls:*

Wall Type, Drywall, Wall Condition - The walls are wavy which indicates amateur workmanship. there are also areas that are not complete.

*Flooring Conditions*

Poorly installed.

*GFCI Protection:*

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

*Caulking Water Contact Areas:*

Some caulking in water contact areas is needed.

BATHROOM #2 Women's

*Walls:*

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. [from the roof leak]

*Flooring Conditions*

poorly installed.

INTERIOR SPACES / ROOM COMPONENTS - Front Entrance

*Window Damage:*

The window pane has lost its dual pane thermo-seal (x3).

*Walls:*

Wall Type, Drywall. Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Middle East

*Window Damage:*

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



www.Windingriver.net 970-222-2104 303-774-1104

#### INTERIOR SPACES / ROOM COMPONENTS - Upstairs Northeast

##### *Window Damage:*

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

##### *Outlets:*

There is no power to the outlets on the west wall.

#### INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southeast

##### *Window Damage:*

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

##### *Outlets:*

No power on the east wall.

#### INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southwest

##### *Window Damage:*

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

#### INTERIOR SPACES / ROOM COMPONENTS - Conference Room

##### *Window Damage:*

All the window panes has lost its dual pane thermo-seal.

#### INTERIOR SPACES / ROOM COMPONENTS - Surgery Suites

##### *Ceiling:*

Ceiling Type, Drywall, There is a condition in the ceiling of this room that needs to be repaired. There is evidence of an active leak that needs repair after the source of the leak is repaired. If the source of the water leak was located, the inspector has noted it.

##### *Flooring Conditions*

The flooring is lifted around the seams. The flooring is in a condition that warrants replacement.

##### *Outlets:*

Over 1/2 the outlets tested did not have power.

### **OUTBUILDING (S)**

#### OUTBUILDING - Ponderosa

##### *Garage Roof Condition:*

The roof has been patched in several areas. There are missing vents.

##### *Miscellaneous:*

The heating system is a Reznor furnace which is original. There are 2 18x25x2 filters installed. This unit is beyond it's usable life expectancy.

All debris around this structure should be removed to prevent rodent activity.

#### OUTBUILDING - Birch



www.Windingriver.net 970-222-2104 303-774-1104

*Garage Roof Condition:*

The detached building roof-covering material needs some repair to prevent further deterioration or water leakage. [missing over 20 shingles]. The roof is at the end of it's life expectancy, recommend replacement and adding drip edge and gutters. [There is a leak in the interior of the building.]

*Garage Walls Condition:*

There is a hole in the siding on the rear of the building.

*Electric Service to Garage:*

There is exposed wiring on the outside of the building.

*Miscellaneous:*

There are 2 Dayton propane heaters in the building. Neither are functioning.

OUTBUILDING - Spruce

*Observations:*

The building has damaged siding, loose and missing fascia.

*Miscellaneous:*

The old Reznor furnace is not functioning, 2 LB white portable units are being used without the duct work.

OUTBUILDING - Scotch

*Miscellaneous:*

There is a shower and double sink installed in this building which are too close to the electrical panel.

OUTBUILDING - Maple

*Observations:*

The exterior of this building is in disrepair. [damaged fascia, soffit, windows and trim, missing siding, cracked foundation.

*Door Conditions*

The door has been poorly installed and does not fit properly in the hole. It should be adjusted to swing and seal properly. There is daylight visible around the door. This means that either the door needs to be refit or the weather-stripping needs to be repaired.[bottom of the door]

*Miscellaneous:*

The Dayton furnace was not functional.

OUTBUILDING - Mugho

*Observations:*

The fascia and soffit are in need of replacement.

*Garage Walls Condition:*

The 4x4 skids under the building are rotten and need replaced.

## ADDITIONAL CONSIDERATIONS



www.Windingriver.net 970-222-2104 303-774-1104

## WOOD DESTROYING PESTS, RODENTS & ORGANISMS

### *Pest/Rodent Report*

The main building had dead mice in traps and mouse droppings located throughout. Recommend removing all storage and trash away from the buildings and sealing any holes within the structures.

MAJOR PROJECTED EXPENSE TOTAL      =      \$40,000.00



www.Windingriver.net 970-222-2104 303-774-1104

## FOR YOUR INFORMATION (FYI) / EDUCATION

### GENERAL INFORMATION

#### RECOMMENDATIONS for FURTHER EVALUATION

See Executive Summary for more detail.

Due to the type or number of electrical hazards which were found, we believe that someone other than an electrician has been working on this system. Therefore, we recommend that a properly licensed and qualified electrician examine the entire electrical system and make recommendations for correction.

### SITE IMPROVEMENTS

#### SITework

##### *Trash Enclosure*

There are no permanent enclosures to protect and hide the dumpster.

#### UTILITIES

##### *Sanitary Sewer*

The subject property is serviced by a private septic system, and these components ARE NOT A PART OF THIS ASSESSMENT. We recommend these systems be evaluated by a properly qualified septic system consultant. There are multiple systems through out the complex.

### STRUCTURAL FRAME

#### FOUNDATION & LOAD BEARING WALLS

##### *Conditions*

Cracks, there is damage to the bibs on the outside entry to several buildings.

#### STRUCTURAL CAVITIES

##### *Attic Spaces*

Attic spaces are heavily obstructed with air ducts, framing and other construction components which make it difficult to properly evaluate, which is normal and to be expected. There was an outbuilding that had dog kennels within the access, unable to inspect that area.

### ROOFING SYSTEMS

#### FLASHING & OTHER ITEMS

##### *Roof Penetrations*

The roof jacks are in need of recaulking to prevent water penetration into the attic. This maintenance is normal and should be performed about every 3 to 5 years.

### PLUMBING SYSTEMS

#### Plumbing Source & Service

##### *Access*

There were areas that were Inaccessible to the inspector and were not inspected. There is a buried water line throughout the complex. Previous leaks have occurred the condition or material are not noted.

##### *General Condition:*

The plumbing system is older and has been partially upgraded. Future upgrades and repairs should be



www.Windingriver.net 970-222-2104 303-774-1104

anticipated and planned for. Consideration should be given to obtaining bids from a licensed Plumber to upgrade the property's plumbing system.

#### Water Heater #1

##### *Lifespan*

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is still heating water beyond its projected lifespan. There is no way to tell if the unit will heat for another day, month or decade. When a unit fails it will usually either stop heating, or it will leak water. Funds should be set aside and consideration should be given to upgrading the unit before tank failure occurs.

The condition of the sacrificial anode rod inside the tank is beyond the scope of this evaluation. Replacement of this rod on older units by a licensed Plumber can prolong the overall life of the unit.

### **ELECTRICAL SYSTEMS**

#### Subpane - Aspen

##### *Panel Conditions:*

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.

### **INTERIOR SPACES**

#### COMMERCIAL KITCHEN COMPONENTS

##### *Screen Conditions:*

Some of the screens are missing.

##### *Flooring Conditions*

The flooring is in a condition that warrants replacement.

##### *GFCI Protection:*

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.

#### BATHROOM #1 Men's

##### *Toilet/Bidet/Urinal:*

The toilet is on a raised platform.

##### *Glass Tub/Shower Enclosure:*

There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

#### BATHROOM #2 Women's

##### *GFCI Protection:*

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

#### INTERIOR SPACES / ROOM COMPONENTS - Front Entrance

##### *Door Conditions*



www.Windingriver.net 970-222-2104 303-774-1104

Missing the door closer.

*Ceiling:*

Ceiling Type, Drywall, There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

INTERIOR SPACES / ROOM COMPONENTS - Front Office

*Outlets:*

Noted outlets with missing cover plate = Install for safety.

INTERIOR SPACES / ROOM COMPONENTS - Stairwell

*Walls:*

Wall Type, Drywall, Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.

*Ceiling:*

Ceiling Type, Drywall, There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Northeast Corner

*Window Damage:*

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

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Middle East

*Screen Conditions:*

Some of the screens are missing.

*Walls:*

Wall Type, Drywall. Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Northeast

*Screen Conditions:*

Some of the screens are missing.

*Lighting:*

The lights did not respond to the switch (x3) = Check the light bulb first, then the fixture and circuit.

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southeast

*Screen Conditions:*

Some of the screens are missing.

INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southwest

*Screen Conditions:*

Some of the screens are missing.

**OUTBUILDING (S)**

OUTBUILDING - Spruce





www.Windingriver.net 970-222-2104 303-774-1104

*Garage Roof Condition:*

This roof has metal over fiberglass shingles.

OUTBUILDING - Aspen

*Garage Walls Condition:*

Some of the exterior corners are missing.

*Miscellaneous:*

The exposed fascia and soffit should be covered in a more weather resistant material.

OUTBUILDING - Cedar

*Garage Walls Condition:*

The exterior is in need of paint.

**ADA Tier II: Abbreviated Accessibility Survey**

E. Paths of Travel

*Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 in. wide)?*  
there are rail road ties leading up to the entrance.



www.Windingriver.net 970-222-2104 303-774-1104

## GENERAL INFORMATION

### OPENING COMMENTS

#### Client Relationship

Owner.

### IMPORTANT INFORMATION

#### Extrapolation

As provided by our contract, we entered and inspected approximately 80% of the building interiors.

#### Exclusions

According to the desire of our clients and in agreement with our contract, the inaccessible components in this/these structures are not a part of this assessment.

#### Building Orientation

Location descriptions (such as **north, south, east and west**), will be used to identify where the room is located, or where the condition was found.

#### Color Code Definitions

Throughout the body of this report we will use the following colored text to direct your attention:

##### **Safety Concern / Major Repair:**

The paragraph immediately below "**Safety Concern**" describe conditions that may pose a safety concern of some kind and warrant corrections by a properly qualified specialist in the appropriate trade.

##### **Repair / Investigate Further:**

The paragraph immediately below "**Repair / Investigate Further**" describe conditions that warrant further evaluation by a properly qualified specialist in the appropriate trade before any conclusion can be made regarding their proper function.

##### **Improvements / FYIs:**

The paragraph immediately below "**Improvements / FYI**" describe systems and/or components where upgrades would significantly improve safety or function, but which may not have been available at the time the building was constructed. or indicate conditions where repair or replacement would improve the integrity and/or functionality of the component. We recommend that all corrections be made by properly qualified specialists in the appropriate trade.



www.Windingriver.net 970-222-2104 303-774-1104

## Report Terminology Definitions:

### **ADEQUATE/FUNCTIONAL:**

A component that is performing its intended function at the time of the inspection, with no visible evidence of major problems. There may be signs of normal deterioration. Periodic maintenance may still be needed for continued satisfactory operation.

### **SAFETY CONCERN / MAJOR REPAIR:**

A real or potential threat to the health or safety of the occupants. Correction of these conditions should not be postponed regardless of the cost to repair. Deficiencies are considered a major repair either because: 1) correction is likely to be costly; or 2) the nature of the deficiency is such that failure to make corrections will result in significant short or long-term damage to the building. Major Repair means that the issue is important, whether costly or not.

### **REPAIR / INVESTIGATE FURTHER:**

These are repairs that, in the opinion of the inspector, are of lesser importance and urgency. As the property owner, you might postpone some of these items until some more convenient time. Other items need more prompt attention (buyers and sellers often have different perspectives on this issue). This may also include common maintenance items. There was insufficient information during the inspection to determine the need for repairs. These conditions warrant further evaluation, either by monitoring over a period of time or by investigation by a trade specialist. This includes conditions that may require destructive investigation, engineering, or evaluation beyond the scope of a visual inspection. Some problems are only fully revealed under conditions that may not be present during a one-time visit.

### **IMPROVEMENTS / FYI:**

Other details provided for your information or discretionary improvements that are not essential repairs but represent logical, long-term upgrades to the building structure.

### **LOCATIONS:**

The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the building from the front. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

### **PLEASE NOTE:**

The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home & building warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

## DEVIATIONS from the ASTM E-2018 GUIDE



www.Windingriver.net 970-222-2104 303-774-1104

## **Excluded Components**

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment with the following exception:

If you have specifically contracted for us to provide an inspection of the commercial kitchen equipment then we will be assessing the condition of the Fire Suppression Systems which are installed in those kitchens, (Ansul Systems or equivalent). We are not allowed to activate these systems, but will comment on anything that we feel is pertinent to their effectiveness.

NOTE: Even though fire sprinkler systems are beyond the area of our expertise, we will make comments in the report as to their presence and also may indicate in the report when we see conditions that are suspect.

Any and all comments or evaluations regarding the American with Disabilities Act, unless you have specifically contracted for Winding River Inspection Services to perform a Tier II Abbreviated Accessibility Survey as a part of this PCA.

## PURPOSE and SCOPE

### PURPOSE

#### Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

#### Opinions of Probable Costs

If agreed upon in our contract with the user, to provide opinions of probable costs for the repair or replacement of those components which are found to be in need of immediate repair. The opinions of probable costs are intended solely as an indication of the approximate nature and scope of repair and cannot be relied upon as indicating actual nature and scope. Further investigation and solicitation of firm bids by appropriate service companies and contractors is required.

#### Projected Major Expenses

If agreed upon in our contract with the user, to ascertain which of the major components are likely to reach the end of their expected lifespan within the next 5 years, and list those components, along with opinions of probable costs for the replacement of those components.

#### Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your considerations as it relates to the condition of the property.

### SCOPE

#### Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of ASTM E 2018, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, which has been prepared by the American Society for Testing and Materials. The ASTM E 2018 is upgraded every few years to reflect changes in the industry. To determine which version of the ASTM E 2018 was being used for this PCA, please see your Contract for Services.

Adherence to the ASTM E 2018 Guide is entirely voluntary. We have chosen to incorporate these standards as an integral part of our property assessment process to promote uniformity with regards to commercial real estate transactions.

Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs. As a result, some of the ASTM E 2018 guidelines are not appropriate. Any deviations from the ASTM Guide are listed in the EXECUTIVE SUMMARY of the report.



www.Windingriver.net 970-222-2104 303-774-1104

## **Inclusions**

The scope of our assessment was limited to the following specific visually accessible components:

Foundations of the building(s), structural framing (load carrying members only), interior and exterior claddings, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

## **Report is Confidential**

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report.

Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required.

## MAPS and DIAGRAMS

The following maps and diagrams are not to scale and do not include details. Smaller rooms and/or closets may have been left out for clarity. Maps and diagrams are merely for your use in understanding the comments in this report with respect to component systems and locations.

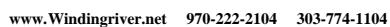
The top of each page is approximate NORTH, unless otherwise noted.

### VICINITY MAP



### SITE MAP





© Winding River Inspection Services, LLC



**Locally Owned Since 1999**

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



## CARE Floor Plan

## SITE IMPROVEMENTS

### SITEWORK

#### Topography

The site where the structure is built is generally flat, with no discernible slope of the land.

#### Access and Egress

Access and egress to the subject property are via both the front and rear entrance.

#### Paving, Curbing and Parking

Space marking of the parking stalls is relatively poor. We recommend a fresh paint be applied to the stall markings.

#### Landscaping

Trees are planted very close to the foundation, this condition can lead to displacement of the foundation. All bushes and trees should be removed away from all the structure.



#### Trash Enclosure

There are no permanent enclosures to protect and hide the dumpster.

### UTILITIES

#### Water Service

Potable water is provided by some form of a public water agency.

#### Electrical Service

Electrical service enters the property via an underground conduit.



www.Windingriver.net 970-222-2104 303-774-1104

### **Gas Service**

Liquid Petroleum Gas is supplied to this property by a commercial LPG company. There are 5 external tanks.

### **Sanitary Sewer**

The subject property is serviced by a private septic system, and these components ARE NOT A PART OF THIS ASSESSMENT. We recommend these systems be evaluated by a properly qualified septic system consultant. There are multiple systems throughout the complex.

### **Special Utility Systems**

There is an emergency back-up generator for the subject property located at N/E Corner. These components and the switchgear were evaluated.



## STRUCTURAL FRAME

### FOUNDATION & LOAD BEARING WALLS

#### Foundation

Monolithic Slab - Refers to a one-piece slab foundation for a building. Poured in one continuous pour.

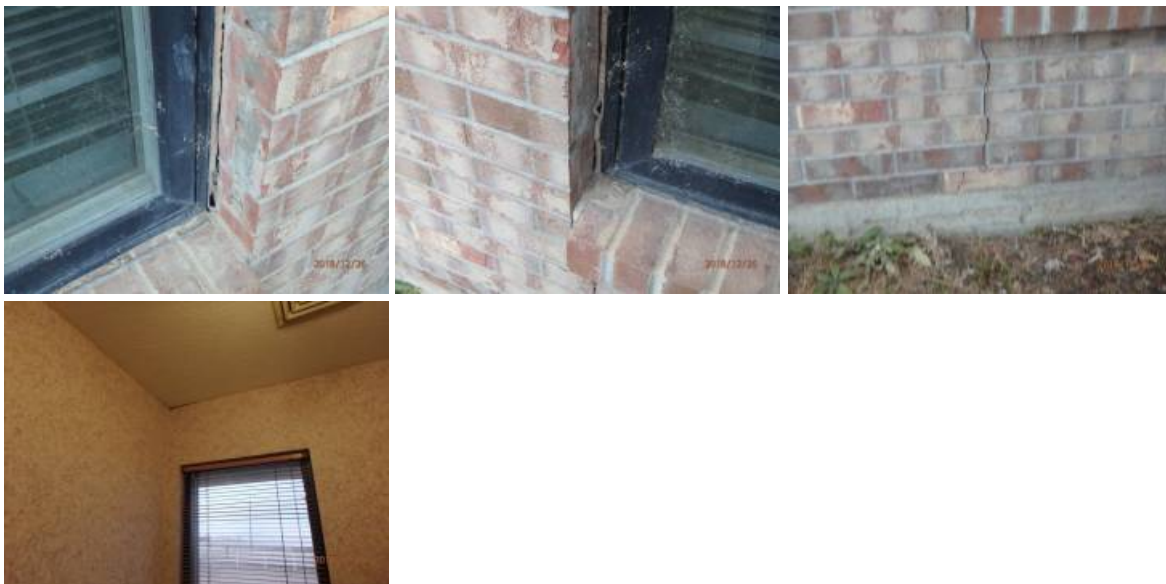
#### Conditions

Cracks, there is damage to the bibs on the outside entry to several buildings.



#### Load Bearing Walls

Framing of the load bearing walls appears to be constructed of dimensional wood (conventional stud type construction). However, since most of these cavities are not available for inspection, we are unable to verify that all walls are of this type. There is evidence of settlement where poor discharge has occurred in the front of the main building. The broken footing has created visual settlement in the brick work and cracks and settlement in the conference room.





www.Windingriver.net 970-222-2104 303-774-1104

## STRUCTURAL CAVITIES

### **Attic Spaces**

Attic spaces are heavily obstructed with air ducts, framing and other construction components which make it difficult to properly evaluate, which is normal and to be expected. There was an outbuilding that had dog kennels within the access, unable to inspect that area.



## BUILDING SHELL

### BUILDING ENVELOPE

#### Sidewall Systems

Sidewall system(s) consists of metal. Damage/deterioration noted at the following areas: most of the building has damage that will require replacement.



#### Fenestration Systems - Walk Doors

The exterior walk doors are steel clad type.

#### Fenestration Systems - Overhead Service Doors

Overhead service doors are roll-up type.

#### Fenestration Systems - Window

Windows in this structure are aluminum framed. Window type is dual pane insulated. The dual pane seal has failed at one or more windows in this building, as evidenced by moisture/discoloration between the panes. Some failures are difficult to detect due to lighting conditions at the time of the inspection. For this reason, you may encounter additional windows that exhibit this condition which are not noted in this report. Seals which have failed were noted at room by room within the report.





www.Windingriver.net 970-222-2104 303-774-1104



### **Other Building Envelope Observations**

All the outbuilding are in disrepair, fascia, soffit, drainage, and roofing conditions will be noted building by building.

## ROOFING SYSTEMS

### ROOF OVERVIEW

#### Eaves & Overhangs

The fascia board(s) is/are damaged/deteriorated at the [Main building, Spruce, Aspen, Mugho].



#### Roofing Condition

This roofing material is at the tail end of it's projected lifespan. The out buildings on the n/w corner are in need of replacement. These structures also need the roof decking replaced.

#### Inspection Method

Walked upon the rooftop.

#### Style

Gable.

#### Estimated Age

The roofs appear to be over 20 years old on all the buildings.

### Designed Lifespan

The statistical life average of this roofing product is 15-18 years. [3-Tab] / The statistical life average of this roofing product is 50 plus years. [metal]

### Roofing Material

Roofing application appears to be a 3-ply built-up membrane. The typical industrial application would be 3 ply of felt paper, with tar between each ply. Typical life expectancy of a NEW 3 ply application is 10 - 12 years, assuming that all components are installed within industry standards and routine maintenance is performed on a regular basis. The roofing surface installed is high-rib metal panels, attached with self-tapping screws which are sealed with neoprene washers. These roofs rarely need maintenance if installed according to manufacturer's recommendations, and typically have an expected lifespan of 40 to 50 years. No concerns are noted at this time, with the exception of the following:

### Roof Covering Status

See building components.

## FLASHING & OTHER ITEMS

### Gutters

Consider installing gutters and downspouts to help with site drainage, There is an older gutter system installed in need of repair/upgrade.



## Roof Drainage

Damage/Defects viewed at S/E corner.



## Roof Penetrations

The roof jacks are in need of recaulking to prevent water penetration into the attic. This maintenance is normal and should be performed about every 3 to 5 years.

## Maintenance

No. There did not appear to be any evidence of recent maintenance.

## Comments

All building debris needs to be removed.



## ATTIC & VENTILATION

### Evidence of Leaks Attic Interior

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. there has been several leaks both in the main building as well as the other structures. No recent leaks were noted ,all previous leak damage has not been repaired ,stained ceiling ,holes in walls damaged and stained ceiling and flooring areas.





www.Windingriver.net 970-222-2104 303-774-1104

## PLUMBING SYSTEMS

### Plumbing Source & Service

**Access**

There were areas that were Inaccessible to the inspector and were not inspected. There is a buried water line throughout the complex. Previous leaks have occurred the condition or material are not noted.

**Water Source:**

Public water.

**General Condition:**

The plumbing system is older and has been partially upgraded. Future upgrades and repairs should be anticipated and planned for. Consideration should be given to obtaining bids from a licensed Plumber to upgrade the property's plumbing system.

**Fuel Type:**

Propane.

**Main Supply Shut-Off Location:**

The water main interior shut-off valve is located in the utility room. [survey area of the main structure] All other water shut offs are a part of exterior water hydrants.

**Water Main Size & Type:**

The portion viewed was Copper.

**Water Flow/Pressure:**

The water pressure at the front hose bib tested between the 30 to 80 psi. which is considered normal for residential water supply systems. The water pressure was tested at the front hose bib only and may not reflect the pressure at other fixtures and appliances within the property. Testing of water pressure at each fixture is beyond the scope of this inspection.

**Interior Supply Piping Size:**

The interior water supply piping is 1/2" in diameter.

**Water Volume:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

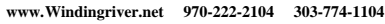
**Waste Line Materials**

Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

**Sewage Disposal Type:**

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.





There are several broken caps to the septic tanks.



See building notes.

The tie straps and hangers supporting supply and waste piping appear adequate.

## Water Heater #1

## Location

Scotch building.

## Visual Condition

Fair = Due to age.

## Brand

GE.



### Approximate Age

2011.





www.Windingriver.net 970-222-2104 303-774-1104

### **Lifespan**

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is still heating water beyond it's projected lifespan. There is no way to tell if the unit will heat for another day, month or decade. When a unit fails it will usually either stop heating, or it will leak water. Funds should be set aside and consideration should be given to upgrading the unit before tank failure occurs.

The condition of the sacrificial anode rod inside the tank is beyond the scope of this evaluation. Replacement of this rod on older units by a licensed Plumber can prolong the overall life of the unit.

### **Type**

220 volt electric heater, The 220 volt electrical hook-up is routed through the recommended flexible conduit.

### **Size**

40 Gallons.

### **Safety Release Valve**

Yes = Did Not Test = The unit is installed as designed.

### **Tank Valve Drain**

The lower tank drain valve is currently not dripping.

### **Floor Drain**

YES. There is a floor drain installed nearby. The testing of floor drains is beyond the scope of this inspection.

### **Insulating Blanket**

No. Upgrading the water heater with an insulation blanket will increase the system's energy efficiency.

## **Water Heater #2**

### **ACCESS**

There was adequate/good access to this area.

### **Location**

Wash room.

### **Visual Condition**

The unit is installed to modern safety guidelines and is performing as designed.

### **Brand**

Rheem.

### **Approximate Age**

2014.



www.Windingriver.net 970-222-2104 303-774-1104

### **Lifespan**

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is performing within it's designed projected lifespan. It is impossible to tell whether the unit will perform for another day, month, or decade. When a unit fails it will usually either stop heating, or it will leak water.

### **Type**

Propane.

### **Size**

50 gallons.

### **Safety Release Valve**

Yes = Did Not Test = The unit is installed as designed.

### **Combustible Clearance**

Adequate.

### **Venting**

Ratings: Adequate/Functional.

### **Gas Shut-Off**

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

### **Tank Valve Drain**

The lower tank drain valve is currently not dripping.

### **Access Covers**

The lower unit inspection covers are installed.

### **Insulating Blanket**

No. Upgrading the water heater with an insulation blanket will increase the system's energy efficiency.

## **Water Heater #3**

### **ACCESS**

There was adequate/good access to this area.

### **Location**

Willow building.

### **Visual Condition**

The unit is installed to modern safety guidelines and is performing as designed.



www.Windingriver.net 970-222-2104 303-774-1104

**Brand**

Rinnai.

**Approximate Age**

2007.

**Type**

Tankless.

**Safety Release Valve**

Yes = Did Not Test = The unit is installed as designed.

**Combustible Clearance**

Adequate.

**Venting**

Ratings: Adequate/Functional.

**Gas Shut-Off**

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

**Comment Codes for the Table of Water Heating Components**

**UN** = There is no drain pan installed under the water heater. If this water heater leaks, (and most eventually leak because they are located in an Attic or other confined space and are not inspected regularly, it is likely to cause damage to other components of the structure.

## HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

### HEATING, VENTILATION & COOLING SYSTEMS

#### HEATING

#### COOLING / AIR CONDITION

##### **Air Conditioning System Description**

There are 3 new air conditioners for the main building.

##### **Cooling Unit # 1 at Location Rear of Building**

Location rear of the building, The age of these units appears to be Unit appears to have been recently upgraded.

## ELECTRICAL SYSTEMS

An effort was made to perform testing on the various outlets and switches, however during a typical inspection there are many that are not accessible due to furniture, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. We examined all service panels and subpanels which were found on the property, however, other panels and subpanels may exist which we did not find during our visit to the property as they are sometimes hidden in closets or behind wall hangings and/or furniture. We recommend that all electrical hazards be corrected by a licensed electrical contractor. If we have recommended that a licensed electrical contractor examine this entire system, it is because; 1) there was aluminum wiring noted at the minor circuits of the structure, or 2) there were a significant number of electrical hazards found to indicate that someone other than a competent electrician has been working on the system.

## INCOMING SERVICE

### Access

There was adequate/good access to this area.

### Electrical Service

Underground System. Electrical service to the property is via an underground conduit from the utility company.



### Electrical Service Conditions

The conduit for the electrical service is damaged and may need to be repaired. [main building]



Separated Conduit

## System Type

Circuit Breakers.

## System Type & Voltage

480/277 Volts, 3 Phase, 4 Wire.

## Service Mat Entry Cables

Copper cable.

## Branch Wiring Type

Conduit.

## MAIN 110V Branch Wiring

Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

## MAIN 220/240V Branch Wiring

Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminum wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

## Branch Wiring Conditions

All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition. Electrical equipment was observed which appears to be abandoned or no longer in use. This equipment should be disconnected and removed if possible.



### Service Ground Type

Both rod and water pipe grounding was identified.

### Visible Wiring Hazards

Exposed Romex wiring connections were observed. All wire splices should be enclosed in a junction box and covered with a cover plate. There are unsafe wiring conditions through out the main building wiring ,unsafe wiring,extention cords being used as wiring.



## Main Distribution Panel

### Location of Panel

Main building.

### Volts

120/240.

### Service Amp Main Disconnect

100 amps.

### Utility District

Utility Company.





www.Windingriver.net 970-222-2104 303-774-1104

### **110/120V Breakers**

20.

### **220/240V Breakers**

7

### **GFCI Breakers**

2

### **AFCI Breakers**

0

## **Subpanel - Ponderosa**

### **Access**

Ponderosa.

### **Electrical Service:**

Underground System. Electrical service to the property is via an underground conduit from the utility company.

### **System Type:**

Circuit Breakers.

### **System Type & Voltage:**

3 Wire System using both 110/220 volts. [19-110 / 2-220]

### **Service Mat Entry Cables:**

Aluminum cable.

### **Branch Wiring Type:**

Conduit.

### **MAIN 110V Branch Wiring:**

Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

### **MAIN 220/240V Branch Wiring:**

Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminum wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

### **Service Ground Type:**

Driven rod.



www.Windingriver.net 970-222-2104 303-774-1104

## Service - Bond

Bonding screw.

### Subpanel - Willow

#### Service Amp Main Disconnect:

100 amps.

#### Utility District:

Utility Company.

#### 110/120V Breakers:

16.

#### 220/240V Breakers:

5

#### GFCI Breakers:

0

#### AFCI Breakers:

0

### Subpanel - Spruce

#### Service Amp Main Disconnect:

100 amps.

#### Utility District:

Utility Company.

#### 110/120V Breakers:

19.

#### 220/240V Breakers:

0

#### GFCI Breakers:

0



www.Windingriver.net 970-222-2104 303-774-1104

**AFCI Breakers:**

0

**Panel Conditions:**

**MISSING BREAKER PLATE:** Panel breaker cover is missing a breaker cover plate. All of the unused breaker opening need to be covered with something other than tape. This occurs when a breaker is removed from the panel and the slot remains. The snap in cover plates are very inexpensive and should be added to prevent people from accessing live power. This condition was noted: (x3)

**Subpane - Aspen**

**Service Amp Main Disconnect:**

100 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

12.

**220/240V Breakers:**

3

**GFCI Breakers:**

0

**AFCI Breakers:**

0

**Panel Conditions:**

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.

**Subpanel - Scotch**

**Service Amp Main Disconnect:**

100 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

9

**220/240V Breakers:**

6

**GFCI Breakers:**

0

**AFCI Breakers:**

0

**Comments**

A shower has been installed next to a electrical panel . This is both unsafe and not legal. Clearances around an electrical panel are to be 18 inches on either side and 30 inches in front with no water source within 6 ft.



**Subpanel - Maple**

**Service Amp Main Disconnect:**

100 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

5

**220/240V Breakers:**

1

**GFCI Breakers:**

0



www.Windingriver.net 970-222-2104 303-774-1104

**AFCI Breakers:**

0

**Subpanel - Cottonwood**

**Service Amp Main Disconnect:**

150 amps main / 60 amps sub.

**Utility District:**

Utility Company.

**110/120V Breakers:**

12 main / 5 sub.

**220/240V Breakers:**

1 main / 3 sub.

**GFCI Breakers:**

No GFCI breakers are installed.

**Subpanel - Cedar**

**Service Amp Main Disconnect:**

100 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

8

**220/240V Breakers:**

1

**GFCI Breakers:**

0

**AFCI Breakers:**

0



www.Windingriver.net 970-222-2104 303-774-1104

### Subpanel - Main Building #1

**Service Amp Main Disconnect:**

200 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

26.

**220/240V Breakers:**

10.

**GFCI Breakers:**

0

**AFCI Breakers:**

0

**Panel Conditions:**

there are 2 breakers that have a dead short # 10 ,12.

### Subpanel - Main Building #2

**Service Amp Main Disconnect:**

125 amps.

**Utility District:**

Utility Company.

**110/120V Breakers:**

20.

**220/240V Breakers:**

0

**GFCI Breakers:**

0



www.Windingriver.net 970-222-2104 303-774-1104

## AFCI Breakers:

0

### Comment Codes For the Table of Electrical Panels & Switchboards

**FB** = There are circuits coming from this sub panel which bypass the breaker/fuse system, this is an extreme potential hazard!

**GLM** = The grounding lug has been removed (or is missing) from the neutral bus bar. In a main panel, there should be a lug connecting the neutral bus bar to the panel housing or to the grounding bus bar, this is a potential hazard!

**GN** = Some grounding wires are connected to the neutral bus bar. In a sub-panel, only neutral wires should be connected to this bus bar. All grounding wires should be connected to a bus bar which is directly grounded to the sub panel housing. This is a potential hazard!

**LN** = The panel box grounding lug is still attached to the neutral bus bar. In a sub panel, this grounding lug should be removed from the neutral bus bar so that the bus bar is completely isolated from the panel box, this is a potential hazard!

**NG** = One or more neutral wires are connected to the grounding bus bar, this is a potential hazard! In a sub-panel, only grounding wires should be connected to this bus bar. All neutral wires should be connected to a bus bar which is isolated from the sub panel housing.

**NGB** = There is no separate grounding bus bar, grounding wires are connected to the neutral bus bar, this is a potential hazard! In a sub panel only the neutral wires should be connected to the neutral bus bar, which is isolated from the sub panel housing. The grounding wires should be connected to a separate bus bar that is directly grounded to the sub panel housing.

**NNB** = There is no neutral bus bar, therefore, the neutral wires are connected to the grounding bus bar, this is a potential hazard! In a sub-panel, only grounding wires should be connected to this bus bar. All neutral wires should be connected to a bus bar which is isolated from the sub panel housing.







www.Windingriver.net 970-222-2104 303-774-1104

## INTERIOR SPACES

### COMMERCIAL KITCHEN COMPONENTS

**Location:**

Main Floor. The laundry is a part of the kitchen area.

**Door Type**

Hollow core door installed.

**Windows:**

There is moisture staining/damage on the window sill.

**Screen Conditions:**

Some of the screens are missing.

**Window Function:**

Good.

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is vinyl.

**Flooring Conditions**

The flooring is in a condition that warrants replacement.

**Lighting:**

The lights did not respond to the switch (x2) = Check the light bulb first, then the fixture and circuit.

**Outlets:**

There is no power to the outlets on the cabinet side.

**GFCI Protection:**

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.



www.Windingriver.net 970-222-2104 303-774-1104

**Heating Device**

Heat register(s) were observed.

**Cabinets Material:**

Laminate.

**Cabinets Conditions:**

The finish is worn on the cabinets.

**Countertops:**

The countertop material is Laminate.

**Faucet/Fixture:**

Faucets and supply lines appear satisfactory with no leaks noted.

**Type of Sink/Basin:**

Stainless.

**Drain Condition:**

The sink and drainage lines appear to be adequate/functional.

**Sink/Basin Condition:**

The basin and drainage fixture appears to be satisfactory.

**Caulking Water Contact Areas:**

Some caulking in water contact areas is needed.

## Appliances

**Dishwasher:**

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. [older]

**Range/Oven Fuel Source:**

Electric - There is a 220-volt hookup for an electric range/oven.

**Range/Oven:**

All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

**Cooler/Refrigerator/Freezer**

The walk-in unit was not functional.

## COMMERCIAL UTILITY / LAUNDRY COMPONENTS

### Washer Hook-Ups:

Poorly plumbed.



### Washer Drain:

Good.

### Dryer Hook-Ups:

There is a 220 electric dryer hook-up. The dryer receptacle is a 3 prong type for older units. If your unit needs a 4 prong receptacle, then it is recommended that you contact a licensed Electrician for the conversion.

### Dryer Venting:

The dryer is improperly vented into the attic space. This creates lint buildup and is considered a potential fire hazard = Reroute the vent to the exterior of the home.



### Washer/Dryer Space:

Acceptable.

## BATHROOM #1 Men's

**Location:**

Main Floor.

**Door Type**

There is a solid wood door installed. Interior.

**Ventilation:**

Exhaust fan is operational.

**Walls:**

Wall Type, Drywall, Wall Condition - The walls are wavy which indicates amateur workmanship. there are also areas that are not complete.



**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is laminate.

**Flooring Conditions**

Poorly installed.

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**GFCI Protection:**

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

**Heating Device**

Heat register(s) were observed.

**Faucet/Fixture:**

Faucets and supply lines appear satisfactory with no leaks noted.

**Type of Sink/Basin:**

Wall-Hung.

**Drain Condition:**

The following conditions were noted at the drain: poorly installed.



**Sink/Basin Condition:**

Chipped. Fixture is chipped and should be repaired. If left unattended, possible rust, corrosion or additional peeling will occur.



**Caulking Water Contact Areas:**

Some caulking in water contact areas is needed.

**Toilet/Bidet/Urinal:**

The toilet is on a raised platform.





www.Windingriver.net 970-222-2104 303-774-1104

**Bath Fixture:**

Shower only.

**Shower Pan/Tub:**

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

**Tub/Shower Walls and/or Surround:**

Fiberglass-General condition is Good.

**Glass Tub/Shower Enclosure:**

There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

**Tub/Shower Plumbing:**

The tub/shower appears to drain at an acceptable rate.

**Shower/Showerhead:**

The shower, shower head, and mixing valves are all performing as required.

**BATHROOM #2 Women's****Location:**

Main Floor.

**Door Type**

There is a solid wood door installed. Interior.

**Ventilation:**

Exhaust fan is operational.

**Walls:**

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. [from the roof leak]

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is laminate.

**Flooring Conditions**

poorly installed.



www.Windingriver.net 970-222-2104 303-774-1104

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**GFCI Protection:**

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

**Faucet/Fixture:**

Faucets and supply lines appear satisfactory with no leaks noted.

**Type of Sink/Basin:**

Wall-Hung.

**Drain Condition:**

The sink and drainage lines appear to be adequate/functional.

**Sink/Basin Condition:**

The basin and drainage fixture appears to be satisfactory.

**Plumbing Leaks:**

None apparent at this time.

**Toilet/Bidet/Urinal:**

Good.[x2]

**Plumbing Leaks:**

None apparent at this time.

**INTERIOR SPACES / ROOM COMPONENTS - Front Entrance****Location:**

Main Floor.

**Door Type**

There is a steel/glass door installed.

**Door Conditions**

Missing the door closer.

**Window Damage:**

The window pane has lost its dual pane thermo-seal (x3).



### **Walls:**

Wall Type, Drywall. Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.



### **Ceiling:**

Ceiling Type, Drywall, There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.



### **Lighting:**

Good.

### **Outlets:**

The outlets are correctly wired and grounded.

## **INTERIOR SPACES / ROOM COMPONENTS - Front Office**

### **Location:**

Main Floor.

### **Walls:**

Wall Type, Drywall.



www.Windingriver.net 970-222-2104 303-774-1104

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is laminate.

**Lighting:**

Good.

**Outlets:**

Noted outlets with missing cover plate = Install for safety.

**Heating Device**

Heat register(s) were observed.

**INTERIOR SPACES / ROOM COMPONENTS - Stairwell****Walls:**

Wall Type, Drywall, Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.

**Ceiling:**

Ceiling Type, Drywall, There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

**Floor Covering**

The floor covering material is carpet.

**Lighting:**

Good.

**INTERIOR SPACES / ROOM COMPONENTS - Upstairs Northeast Corner****Location:**

Upstairs, Northeast corner.

**Door Type**

Sliding Glass, Interior.

**Windows:**

Dual pane window(s)



www.Windingriver.net 970-222-2104 303-774-1104

**Screen Conditions:**

Some of the screens are missing.

**Window Damage:**

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

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is carpet.

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**Heating Device**

Heat register(s) were observed.

**INTERIOR SPACES / ROOM COMPONENTS - Upstairs Middle East****Location:**

Upstairs, Middle, East.

**Door Type**

Hollow core door installed.

**Screen Conditions:**

Some of the screens are missing.

**Window Damage:**

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

**Walls:**

Wall Type, Drywall. Wall Condition - Settling drywall seam joint cracks were observed = Cosmetic repair.

**Ceiling:**

Ceiling Type, Drywall.



www.Windingriver.net 970-222-2104 303-774-1104

**Floor Covering**

The floor covering material is carpet.

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**Heating Device**

Heat register(s) were observed.

**INTERIOR SPACES / ROOM COMPONENTS - Upstairs Northeast****Location:**

Upstairs, Northeast.

**Door Type**

Hollow core door installed.

**Windows:**

Dual pane window(s) condition is Good.

**Screen Conditions:**

Some of the screens are missing.

**Window Damage:**

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

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is carpet.

**Lighting:**

The lights did not respond to the switch (x3) = Check the light bulb first, then the fixture and circuit.

**Outlets:**

There is no power to the outlets on the west wall.



www.Windingriver.net 970-222-2104 303-774-1104

### **Heating Device**

Heat register(s) were observed.

## **INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southeast**

### **Location:**

Upstairs, Southeast.

### **Door Type**

Hollow core door installed.

### **Screen Conditions:**

Some of the screens are missing.

### **Window Damage:**

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

### **Window Function:**

Good.

### **Walls:**

Wall Type, Drywall.

### **Ceiling:**

Ceiling Type, Drywall.

### **Floor Covering**

The floor covering material is carpet.

### **Lighting:**

Good.

### **Outlets:**

No power on the east wall.

### **Heating Device**

Heat register(s) were observed.

## **INTERIOR SPACES / ROOM COMPONENTS - Upstairs Southwest**

**Location:**

Upstairs, Southwest.

**Door Type**

Hollow core door installed.

**Screen Conditions:**

Some of the screens are missing.

**Window Damage:**

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

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is carpet.

**Lighting:**

Good.

**Heating Device**

Heat register(s) were observed.

**INTERIOR SPACES / ROOM COMPONENTS - Conference Room**

**Window Damage:**

All the window panes has lost its dual pane thermo-seal.

**Walls:**

Wall Type, Drywall, Wall Condition - There is drywall damage present. These are usually cosmetic in nature. A drywall contractor should be consulted for repair(s) We recommend that anytime repairs are necessary, one should always get several bids before making a decision. Settling drywall seam joint cracks were observed = Cosmetic repair.[S/E Corner]





www.Windingriver.net 970-222-2104 303-774-1104

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is laminate.

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**Heating Device**

Heat register(s) were observed.

**INTERIOR SPACES / ROOM COMPONENTS - Feeding / Bedding Room****Location:**

Main Floor.

**Door Type**

Hollow core door installed.

**Walls:**

Wall Type, Drywall. [poorly framed]

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is vinyl.

**Lighting:**

Good.

**INTERIOR SPACES / ROOM COMPONENTS - Clean Cage Storage****Location:**

Main Floor.





www.Windingriver.net 970-222-2104 303-774-1104

**Door Type**

Hollow core door installed.

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**INTERIOR SPACES / ROOM COMPONENTS - Small Animal Room #2****Location:**

Main Floor.

**Door Type**

There is a wood/glass door installed.

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is concrete.

**Lighting:**

Good.

**INTERIOR SPACES / ROOM COMPONENTS - Small Animal Room #3****Location:**

Main Floor.

**Door Type**

There is a steel/glass door installed.

**Walls:**

Wall Type, Drywall, Fiberglass Reinforced Plastic Panel.



www.Windingriver.net 970-222-2104 303-774-1104

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is vinyl.

**Lighting:**

Good.

**INTERIOR SPACES / ROOM COMPONENTS - Wash Room****Location:**

Main Floor.

**Walls:**

Wall Type, Fiberglass Reinforced Plastic Panel.

**Ceiling:**

Ceiling Type, Fiberglass Reinforced Plastic Panel.

**Floor Covering**

Concrete.

**Lighting:**

Good.

**Rating/Location:**

This room is equippd with a double sink.

**INTERIOR SPACES / ROOM COMPONENTS - Lab****Location:**

Main Floor.

**Rating/Location:**

This room has cabinets, stainless sink, and a dishwasher.

**Walls:**

Wall Type, Drywall.



www.Windingriver.net 970-222-2104 303-774-1104

**Ceiling:**

Ceiling Type, Drywall.

**Floor Covering**

The floor covering material is vinyl.

**Lighting:**

Good.

**Outlets:**

The outlets are correctly wired and grounded.

**INTERIOR SPACES / ROOM COMPONENTS - Surgery Suites****Location:**

Main Floor.

**Door Type**

There is a wood/glass door installed.

**Windows:**

Dual pane window(s) condition is Good.

**Walls:**

Wall Type, Drywall.

**Ceiling:**

Ceiling Type, Drywall, There is a condition in the ceiling of this room that needs to be repaired. There is evidence of an active leak that needs repair after the source of the leak is repaired. If the source of the water leak was located, the inspector has noted it.

**Floor Covering**

The floor covering material is vinyl.



www.Windingriver.net 970-222-2104 303-774-1104

### **Flooring Conditions**

The flooring is lifted around the seams. The flooring is in a condition that warrants replacement.

### **Lighting:**

Good.

### **Outlets:**

Over 1/2 the outlets tested did not have power.

### **Heating Device**

Heat register(s) were observed.

## OUTBUILDING (S)

NOTICE: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### OUTBUILDING - Ponderosa

#### Access

There was adequate/good access to this area.

#### Garage Type/Location:

Ponderosa.



#### Number of Overhead Doors:

There are two overhead doors.

#### Type of Garage Door

The overhead doors are made of steel.

#### Outside Entry Door:

Yes.

#### Door Type

Steel type door. A good choice for a secure entry. Exterior.

#### Garage Roof Condition:

The roof has been patched in several areas. There are missing vents.

#### Garage Foundation/Slab Condition:

The slab is sloped towards the main door.

**Garage Walls Condition:**

There is damaged siding throughout this building.

**Electric Service to Garage:**

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.

**Miscellaneous:**

The heating system is a Reznor furnace which is original. There are 2 18x25x2 filters installed. This unit is beyond it's usable life expectancy.

**General Condition:**

The inside of the building has 10 pen enclosures per side.

**Miscellaneous:**

All debris around this structure should be removed to prevent rodent activity.

**OUTBUILDING - Willow**

**Access**

There was adequate/good access to this area.

**Garage Type/Location:**



**Number of Overhead Doors:**

There is a single overhead door.



www.Windingriver.net 970-222-2104 303-774-1104

**Type of Garage Door**

The overhead doors are made of steel.

**Outside Entry Door:**

Yes.

**Door Type**

Steel type door. A good choice for a secure entry. Exterior.

**Garage Roof Condition:**

The detached garage roof covering is in functional condition.

**Garage Foundation/Slab Condition:**

The slab is sloped towards the main door.

**Garage Walls Condition:**

Metal and fiberglass interior walls.

**Electric Service to Garage:**

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

**Miscellaneous:**

There is a septic system for this building as well as a winterized swamp cooler.

**OUTBUILDING - Birch****Access**

There was adequate/good access to this area.

**Garage Type/Location:**

Birch.

**Garage Roof Condition:**

The detached building roof-covering material needs some repair to prevent further deterioration or water leakage. [missing over 20 shingles]. The roof is at the end of it's life expectancy, recommend replacement and adding drip edge and gutters. [There is a leak in the interior of the building.]

**Garage Foundation/Slab Condition:**

The slab is sloped towards the main door.

**Garage Walls Condition:**

There is a hole in the siding on the rear of the building.

### Electric Service to Garage:

There is exposed wiring on the outside of the building.



### Miscellaneous:

There are 2 Dayton propane heaters in the building. Neither are functioning.

## OUTBUILDING(S) - Pole Barns

### Access

There was adequate/good access to this area.

### Observations:

These building are in a condition that warrants their removal.



### Garage Type/Location:

Pole barns.

## OUTBUILDING - Spruce

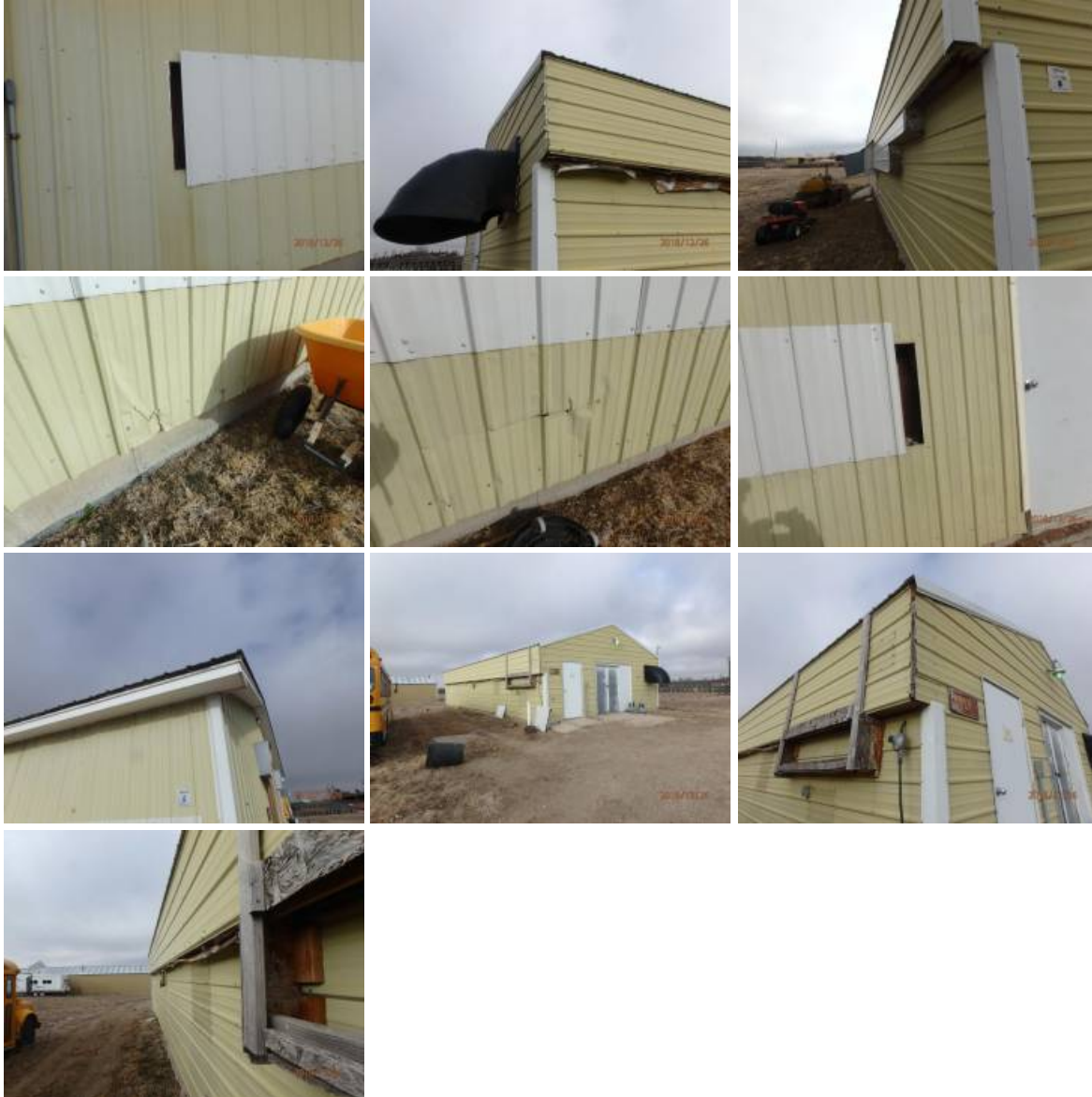


## Access

There was adequate/good access to this area.

## Observations:

The building has damaged siding, loose and missing fascia.



**Garage Type/Location:**



**Type of Garage Door**

The overhead doors are made of steel.

**Overhead Door & Hardware Condition:**

There is a hole through the door.

**Outside Entry Door:**

Yes.

**Garage Roof Condition:**

This roof has metal over fiberglass shingles.

**Miscellaneous:**

The old Reznor furnace is not functioning, 2 LB white portable units are being used without the duct work.

**OUTBUILDING - Aspen**

**Access**

There was adequate/good access to this area.

**Garage Type/Location:**



**Number of Overhead Doors:**

There is a single overhead door.

**Type of Garage Door**

The overhead doors are made of steel.

**Outside Entry Door:**

Yes.

**Garage Roof Condition:**

The metal roofing was in serviceable condition.

**Garage Foundation/Slab Condition:**

The slab is sloped towards the main door.

**Garage Walls Condition:**

Some of the exterior corners are missing.

**Miscellaneous:**

The exposed fascia and soffit should be covered in a more weather resistant material.

**Water Source Installed:**

There is a shower installed in this unit.

**General Condition:**

There is a LB white heater installed in this building.

**OUTBUILDING - Scotch**

**Access**

There was adequate/good access to this area.

**Observations:**

There is a septic system for this building.

**Garage Type/Location:**

Scotch.



**Number of Overhead Doors:**

There is a single overhead door.

**Type of Garage Door**

The overhead doors are made of steel.

**Outside Entry Door:**

Yes.

**Door Type**

Steel type door. A good choice for a secure entry. Exterior.

**Garage Roof Condition:**

The metal roof is in serviceable condition.

**Garage Foundation/Slab Condition:**

The slab is sloped towards the main door.

**Garage Walls Condition:**

There is damage to the exterior walls.

**Miscellaneous:**

There is a shower and double sink installed in this building which are too close to the electrical panel.

**General Condition:**

There is a damaged propane gas line that needs to be reconnected to the building.



**Miscellaneous:**

There are 2 propane heaters [Chore-time] for this building.

**OUTBUILDING - Maple**

### Access

There was adequate/good access to this area.

### Observations:

The exterior of this building is in disrepair. [damaged fascia, soffit, windows and trim, missing siding, cracked foundation.



### Garage Type/Location:



### Outside Entry Door:

Yes.

### Door Type

There is a solid wood door installed. Exterior.

### Door Conditions

The door has been poorly installed and does not fit properly in the hole. It should be adjusted to swing and seal properly. There is daylight visible around the door. This means that either the door needs to be refit or the weather-stripping needs to be repaired.[bottom of the door]

### Garage Foundation/Slab Condition:

Cracks, Yes - Cracking was noted.



**Miscellaneous:**

The Dayton furnace was not functional.

**OUTBUILDING - Mugho**

**ACCESS**

There was adequate/good access to this area.

**Observations:**

The fascia and soffit are in need of replacement.

**Garage Type/Location:**



**Outside Entry Door:**

Yes.

**Garage Walls Condition:**

The 4x4 skids under the building are rotten and need replaced.



**Miscellaneous:**

Swamp cooler is winterized.

**OUTBUILDING - Cedar**

**ACCESS**

There was adequate/good access to this area.

**Garage Type/Location:**



**Outside Entry Door:**

Yes.

**Garage Roof Condition:**

Metal.

**Garage Foundation/Slab Condition:**

The slab is sloped towards the main door.

**Garage Walls Condition:**

The exterior is in need of paint.



## OUTBUILDING - Cottonwood

### Access

There was adequate/good access to this area.

### Garage Type/Location:



### Outside Entry Door:

Yes.

### Rating/Location:

The main entrance on this building requires replacement.





## ADA Tier II: Abbreviated Accessibility Survey

The Survey below has been performed according to the outline in the "ADA Tier II Abbreviated Accessibility Survey" which is a section of the "ASTM E2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

We are NOT Certified as a California Certified Access Specialist (CASP), and this survey is merely an attempt to identify areas of the structure that may need ADA updating to comply with the basic ADA requirements. If you require additional or more in-depth information we suggest that you consult with a licensed ADA architect or as CASp consultant.

A. Building History	Yes	No	N/A
Has an ADA survey previously been completed for this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any ADA improvements been made to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does a Barrier Removal Plan exist for the property? Barrier Removal Plans are described as written plans that set priorities for the removal of barriers to disabled persons.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has any building ownership or building management reported receiving and ADA related complaints that have not been resolved? Unknown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any litigation pending related to ADA issues? Unknown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is further review of this section needed or recommended? We recommend that you request further information regarding the comments in the Building History section directly from the person we interviewed or other responsible party who represents the seller of this property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Parking	Yes	No	N/A
Are there sufficient accessible parking spaces with respect to the total number of reported parking spaces? According to the typical standards there should be at least [1] accessible parking spaces (considering the number of total parking spaces that are provided).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Are there sufficient van-accessible parking spaces available (144" wide by 60" aisle in CA)?</b></p> <p>Does Not Comply - Considering the number of total spaces reported on the subject property, there should be at least one van-accessible parking space, (144" wide by 60" aisle for CA). We recommend additional van-accessible parking spaces be converted from an existing regular parking space. Van-accessible spaces can be counted in with the number of total available accessible spaces. This means that one van-accessible space also qualifies as one normal accessible space.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading, "Van Accessible" at van spaces?</b></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>Is there an accessible route provided to the building entrance?</b> there a no ramps or entree provided for any handicaps usage.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs?</b></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>D. Entrances and Exits</b></p>	<p>Yes No N/A</p>
<p><b>Is the main accessible entrance doorway at least 32 in. wide?</b></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>If the main entrance is inaccessible, are there alternate accessible entrances?</b></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>Can the alternate accessible entrance be used independently?</b></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 in. above floor)?</b> the main door closer has also been removed.</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>E. Paths of Travel</b></p>	<p>Yes No N/A</p>

Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 in. wide)? there are rail road ties leading up to the entrance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is at least one wheelchair-accessible public telephone available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>G. Toilet Rooms</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Are common-area public toilet rooms located on an accessible route?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are door handles push/pull or lever types?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are corridor access doors wheelchair-accessible (at least 32 in. wide)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 in. turning diameter)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In unisex toilet rooms, are there safety alarms with pull cords?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are toilet stall doors wheelchair-accessible (at least 32 in. wide)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are grab bars provided in toilet stalls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are sinks provided with clearance for a wheelchair to roll under (29 in. clearance)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are sink handles operable with one hand without grasping, pinching, or twisting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



www.Windingriver.net 970-222-2104 303-774-1104

Are exposed pipes under sinks sufficiently insulated against contact?	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
---	---



www.Windingriver.net 970-222-2104 303-774-1104

## ADDITIONAL CONSIDERATIONS

Additional Considerations are those physical condition issues or certain physical improvements at the subject property that are outside the scope of the ASTM Guide. As per our contract with the client, we have agreed to identify and report on the following components in connection with this commercial real estate transaction.

### WOOD DESTROYING PESTS, RODENTS & ORGANISMS

#### **Pest/Rodent Report**

The main building had dead mice in traps and mouse droppings located throughout. Recommend removing all storage and trash away from the buildings and sealing any holes within the structures.

## OUT of SCOPE CONSIDERATIONS

### ACTIVITY EXCLUSIONS

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-08 Guide*. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide*:

Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.

Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.

- Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent and material during the course of the field observers walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. This exclusion does not apply if we have agreed to provide a pest & dry-rot inspection report as a part of our written contract, in such case then their report will be attached to the end of this report as an appendix.

Reporting on the condition of subterranean conditions, such as soil types and conditions, underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.

Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observers health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.



www.Windingriver.net 970-222-2104 303-774-1104

Providing an opinion on the condition of any system or component, that is shutdown. However, consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.

Evaluating acoustical or insulating characteristics of systems or components.

Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.

Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.

Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc.

## **WARRANTY, GUARANTEE, and CODE COMPLIANCE EXCLUSIONS**

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

Any systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipments warranty transfer inspection;

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/ design standards, or standards developed by the insurance industry. However, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR;

Compliance of any material, equipment, or system with any certification or actuation rate program, vendors or manufacturers warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

## **ADDITIONAL/GENERAL CONSIDERATIONS**

*There* may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations, and if included in the PCR, are identified in the "ADDITIONAL CONSIDERATIONS" Section of this report. Whether or not the client has elected to contract with us regarding non-scope considerations in connection with the *ASTM Guide* was a decision which was made by the client. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with the ASTM Guide.



www.Windingriver.net 970-222-2104 303-774-1104

## QUALIFICATIONS

### PCA FIELD OBSERVER

#### Definition

The PCA Field Observer is the individual designated by Winding River Inspection Services, LLC who conducts the walk-through survey at the subject property.

#### Identification

The field observer for this property condition assessment was Mr. Kurt Nelson whose qualifications are as follows:

#### Employment History:

2000 to Present - Self-employed Inspector, performing consulting services for new construction, remodels, project oversight, general contracting, custom home building & construction, residential pre-purchase inspections, commercial and industrial due diligence property assessments, insurance inspections and subject matter expert services.

1992 to Present - Serving on Board of Director for Colorado Quality Research - global poultry research facility.

1992 to 2007 - Owner and Manager of construction firm specializing in residential new construction and residential remodels, project oversight, general contracting, custom home building & construction.

1992 to 2001 - Employed as a service technician in commercial and industrial settings working on hydraulic, pneumatic equipment, production equipment, CNC Controls, mechanical systems, programmable logic controllers, robotic systems, electrical and electronics, servicing and maintaining compressors, mechanical systems, and control panels.

1983 to 1992 - Employed as an industrial maintenance technician and subsequent commercial electrician A-class in the construction of industrial packaging systems.

#### Organizations/Affiliations

Nationally Licensed General Contractor Since 2014, License # CL-0612

Member of the National Builders Association

Member of Larimer County Board of Realtors

Member of Boulder County Board of Realtors

Member of Estes Park Board of Realtors

#### Continuing Education / Certification;

Inspection Training Associates Inspection Services - Residential & Commercial

Certified in Furnaces, Heat Exchange Experts

Certified in Operation/Maintenance Sullair Air Refrigeration Compressors

Certified in Index Corporation ABC Maintenance

Certified in Pool & Spa Heaters & Boilers, National Spa & Pool Institute

Certified in Electronics, Red Rocks Community College





www.Windingriver.net 970-222-2104 303-774-1104

Certified in Hydraulics & Pneumatics, Warren Fluid Power Technologies  
Certified Indoor Air Quality Consultant, by the Environment Solutions Association  
Training and certification with proven skills in the following areas:

- o Structures - Exterior & Interior
- o Plumbing/Heating/Roofing
- o Hydraulics and pneumatics
- o Programmable Logic Controllers
- o Electrical/Electronics Skills
- o Mechanical Skills, highly skilled in troubleshooting and repairing diverse and complex manufacturing machines.
- o Certainteed Education Development Courses
  - § Building Design
  - § Siding
  - § Acoustics
  - § Building Materials
  - § Low Slope / Bituminous Roofing Systems
  - § Fencing Systems
  - § Exterior Wall Components
  - § Principles of Attic Ventilation
  - § Attics & Framing Components
  - § Fibrous Cement Siding & Stuccos
  - § New Dimensional Shingles & Roofing Systems
  - § Decking & Railing Systems



www.Windingriver.net 970-222-2104 303-774-1104

## PCR REVIEWER

### **Definition**

The PCR Reviewer is the individual who is designated by Winding River Inspection Services, LLC to exercise reasonable control over the field observer and to review the report.

### **Identification**

The PCR Reviewer for this assessment was also Kurt Nelson.



www.Windingriver.net 970-222-2104 303-774-1104

## CLOSING COMMENTS

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regards to this very important part of your decision making process.

In addition to the summary and main body of this report, please be sure to review the supporting documentation, (if any), and photographs.

Please feel free to call us if you have questions.

Sincerely,

Kurt Nelson, Inspector  
Nationally Licensed General Contractor.

## HAZARDOUS MATERIALS APPENDIX

We have identified certain products or materials in this structure which potentially contain hazardous materials. Hazardous materials have been phased out of the building process at different periods of time. In most cases however, suppliers were allowed to use up their existing supplies, therefore some of these components can be found in buildings constructed as late as the early 1980s or later. In regards to hazardous materials our evaluations are visual only, and there may be other potentially hazardous materials in this/these buildings that we did not detect.

### HAZARDOUS MATERIALS TESTING

#### Recommendations

removal of the used 55 gal containers.

