

08/26/2005

Client Name Here

Re: Site address
City, CO 80020

Dear Client Name Here,

At your request, a visual inspection of the above referenced property was conducted on 1/1/05. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability is governed by the Abacus Inspection Service contract. Please take time to review limitations contained in the inspection contract.

It is also extremely important that you read the entire report. Some defects may be noted in the report that are not itemized in this summary.

Report Summary

ROOF SYSTEM

ATTIC AND INSULATION:

INSULATION TYPE AND CONDITION:

Fiberglass- Blown, Some insulation has been disturbed. For the highest energy efficiency I recommend having the insulation re-distributed and fluffed.

INTERIOR

DOORS:

INTERIOR DOORS:

Doors rub/stick/won't latch, master bedroom.

PLUMBING

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

Meter located at, Main shutoff located at: Leakage noted, NE exterior, leak just above shutoff.

ELECTRICAL SYSTEM

SWITCHES, OUTLETS AND BOXES:

Mystery Switch:

Switch(es) does not appear to operate anything. Inquire with the owner as to purpose. The switch(es) is located at: master bedroom, far R sw.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Rust is noted under the top cover, and signals a problem. I recommend this unit be evaluated by a licensed HVAC contractor.

AIR FILTERS:

Suggest cleaning/changing filter.

GROUNDS

GRADING:

SITE:

Soil is settling on W side of home pulling sprinkler piping down. This is causing strain on the piping shown

in the photo. Have a licensed plumber relieve strain on pipes. Settling can also be seen at the gutter downspouts.

If repairs are made I suggest you obtain competitive estimates. Prices and quality of workmanship vary widely among trades people. I recommend you use licensed professionals in their respective fields for services needed. Other items noted in the following report should receive eventual attention. The majority are the result of normal wear and tear. The judgment as to when and how these items should be fixed is at the discretion of the buyer.

Thank you for selecting Abacus Inspection Service to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call.

Sincerely,

Martin Newmark
Abacus Inspection Service
303-554-5840

enclosure

Abacus Inspection Service

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Site address, City, CO 80020
1/1/05

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Abacus Inspection Service
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Boulder, CO 80305
303-554-5840
AbacusInspection.com

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 1/1/05.
TIME OF INSPECTION: 2p.
CLIENT NAME: Client Name Here.
INSPECTION SITE: Site address.
**INSPECTION SITE CITY/
STATE/ZIP:** City, CO 80020.

CLIMATIC CONDITIONS:

WEATHER: Rain.
SOIL CONDITIONS: Wet.
**APPROXIMATE
OUTSIDE
TEMPERATURE in F:** 60-70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
**ESTIMATED AGE OF
HOUSE:** 3.
BUILDING TYPE: Single family.
STORIES: 2.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public. Please note that assessing the condition of drain lines behind walls or buried in the ground is not possible in this visual inspection.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.
CLIENT PRESENT: No.
PEOPLE PRESENT: Buyers agent.

REPORT LIMITATIONS

The use of this report is governed by the Abacus Inspection Service contract whether signed by the client or not. For a copy of the contract please contact Abacus Inspection Service directly.

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, mildew, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Terms

"Appears Serviceable" or "OK" indicate that the inspector judges the system to be functioning as the manufacturer intended.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE Concrete.
CONDITION: Cracks noted are typical.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Soil is settling on W side of home pulling sprinkler piping down. This is causing strain on the piping shown in the photo. Have a licensed plumber relieve strain on pipes. Settling can also be seen at the gutter downspouts.



DECKS:

TYPE: Wood, composite.
CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Wood.
CONDITION: not inspected.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls, stored items, plants, or other material can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Hardboard siding.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: hardboard.
CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Crawl space was to low to enter, Stairs and handrail serviceable, Basement door appears serviceable.

CRAWL SPACE: ventilation fans were running.

**BASEMENT WALLS -
TYPE:** Poured concrete.

CONDITION: covered w/ insulation, unable to view.

**BASEMENT FLOOR
AND DRAINAGE:** sump pit is dry, pump was not tested.

ROOF SYSTEM

What follows is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is partial, Truss framing, Viewing was limited, to observing from hatch areas only to prevent possible damage to the ceiling below.

INSULATION TYPE AND CONDITION:

Fiberglass- Blown, Some insulation has been disturbed. For the highest energy efficiency I recommend having the insulation re-distributed and fluffed.

DEPTH AND R-FACTOR: 15 inches.

ROOF:

STYLE: Gable.

TYPE: Composition shingles.

ROOF ACCESS: Viewed from roof edge on ladder.

ROOF COVERING

STATUS: Appears serviceable/within useful life.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Appears serviceable.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Porcelain, Appears serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Electric.

CONDITION: Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Recirculating Fan operational, Light is operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric.

ICE MAKER: An ice maker is present, but was not tested. The ice maker did have ice in it.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable.

OTHER BUILT-INS:

MICROWAVE: Appears serviceable, I was able to warm water using simple features of the microwave oven. No other features were tested.

INTERIOR COMPONENTS:

COUNTERS AND

CABINETS: Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided. Whether it is free of obstructions is beyond the scope of this inspection.

LAUNDRY SINK: Appears serviceable, Faucet is serviceable.

WASHER AND DRYER:

CLOTHES WASHER: Appears serviceable. This means that I ran it though a cycle with no clothes in it while I was inspecting the rest of the house. When I returned to the washer it appeared to have gone through the complete cycle with no problems. Whether it actually cleans clothes, and all the features work, is beyond the scope of this inspection.

CLOTHES DRYER:

Appears serviceable. This means that when I turned it on the drum inside turned, and heat was felt inside the dryer. No other features were tested.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining whether dual or triple pane windows seals are broken (i.e. the window is 'fogged', or sweating internally), is not always possible due to temperature, weather and lighting conditions. Therefore they are excluded from this report. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Fire suppression systems, such as sprinklers, are beyond the scope of this inspection.

DOORS:

MAIN ENTRY DOOR: Appears serviceable, Doorbell appears serviceable.

OTHER EXTERIOR DOORS: Sliding glass, Appears serviceable.

INTERIOR DOORS: Doors rub/stick/won't latch, master bedroom.

WINDOWS:

TYPE: Vinyl.

CONDITION: A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Wood, Tile.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable.

SMOKE / FIRE / CARBON MONOXIDE DETECTOR:

COMMENTS: Noted, but not tested.

Current guidelines suggest that a smoke detector be installed in every bedroom and at least one on every floor of the home. The built in test button on a smoke detector, when present, only verifies proper battery and horn function. It does not test the smoke sensor itself. I suggest that each unit be tested with real or simulated smoke at move-in, and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Smoke detectors should be replaced at least every 7 years.

Each home should also have at least one, and preferably two, carbon monoxide (CO) detectors.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper.
MAIN VALVE LOCATION: Valve not tested, Basement.
CONDITION: Appears serviceable, Main line is 3/4 inch diameter.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Pressure (usually tested at a hose faucet) is: Appears serviceable, 44psi.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

WATER HEATER:

TYPE: Gas.
SIZE: 40 Gallons.
LOCATION: Basement.
CONDITION: Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed.

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION: Meter located at, Main shutoff located at: Leakage noted, NE exterior, leak just above shutoff.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE: Underground, 110/220 Volt.
CONDITION: Appears serviceable.

MAIN ELECTRICAL PANEL:

MAIN PANEL LOCATION: Exterior of house.
Current protection provided by: Circuit breakers.
Amperage rating of panel: 200.
Amperage of main breaker: 150.
MAIN PANEL NOTES: Appears serviceable.

CONDUCTORS:

ENTRANCE CABLES: Cannot determine.
BRANCH WIRING: Copper, Aluminum (220 volt OK)

SWITCHES, OUTLETS AND BOXES:

Mystery Switch: Switch(es) does not appear to operate anything. Inquire with the owner as to purpose. The switch(es) is located at: master bedroom, far R sw.

GARAGE - CARPORT

Notice: Walls between garages and living space should be 'firewalls'. Firewalls are walls that prevent a fire from moving from the garage to living space for about an hour. Determining the ability of existing firewalls to meet this level of protection is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Appears serviceable.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic force-reverse (when the door comes down on an object) is: operational. Electric eye auto-reverse feature (when an object blocks the electric eye at the bottom of the door) is, operational.

DOOR TO LIVING SPACE:

TYPE: Fire rated.

CONDITION: Appears serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks (if you have one), whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
CAPACITY OF UNIT:	115,000btu.
APPROXIMATE AGE IN YEARS:	3.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:	Rust is noted under the top cover, and signals a problem. I recommend this unit be evaluated by a licensed HVAC contractor.
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BURNERS/HEAT EXCHANGERS:	Burner Flame(s) appear typical.
PUMP/BLOWER FAN:	Appears Serviceable.
COMBUSTION AIR:	Appears serviceable, may need to bring in more if you finish the basement.
VENTING:	Appears serviceable.
AIR PLENUM:	Appears serviceable.
AIR FILTERS:	Suggest cleaning/changing filter.
NORMAL CONTROLS:	Appear serviceable.

AIR CONDITIONING:

TYPE: Central.
POWER SOURCE: 220 Volt.
COMPRESSOR AGE IN YEARS: 3.
RETURN AIR TEMPERATURE: 70.
SUPPLY AIR TEMPERATURE: 54.
AIR TEMPERATURE DROP: 16.
SYSTEM CONDITION: Appears serviceable.
CONDENSATE LINE: Condensate line installed.
NORMAL CONTROLS: Appear serviceable.

DUCTWORK:

TYPE: Metal Ductwork.
DUCTS/AIR SUPPLY: Appears serviceable.

GAS FIREPLACE:

LOCATION - CONDITION: appears serviceable.

BATHROOMS

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

BATHROOM AREA #1:

BATH LOCATION: Hall, Upstairs.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Viewing below sink area is restricted.
CONDITION OF TOILET: Appears serviceable.
**TUB/SHOWER
PLUMBING FIXTURES:** Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
**TUB/SHOWER AND
WALLS:** Tub and shower areas appear serviceable, Shower walls appear serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA #2:

BATH LOCATION: Between bedrooms.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
**TUB/SHOWER
PLUMBING FIXTURES:** Appears serviceable, Drain appears serviceable.
**TUB/SHOWER AND
WALLS:** Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATHROOM AREA #3:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
**TUB/SHOWER
PLUMBING FIXTURES:** Appears serviceable.
**TUB/SHOWER AND
WALLS:** Tub and shower areas appear serviceable, Shower walls appear serviceable.
**TUB/SHOWER
ENCLOSURE:** Tub/shower enclosure appears serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA #4:

BATH LOCATION: 1st floor hall.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Appears serviceable.
BATH VENTILATION: Appears serviceable.