

PROPERTY INSPECTION REPORT

Slope Maintenance LLC



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Inspector: Will Cornelsen

Will Cornelsen
Slope Maintenance LLC

8100 Union Ave
Inspection Prepared For: Jane Smith
Agent: Will Cornelsen - Slope Maintenance LLC

Date of Inspection: 9/30/2020
Year Built: 2012 Size: 900 sqft

Weather: 75

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.



Inspection Details



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets



Observations:

- No deficiencies observed.



2. Ceiling Condition



Materials: There are drywall ceilings noted.

3. Patio Doors



4. Wall Condition



Materials: Drywall walls noted.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1

2. Ceiling Fans

Observations:
• None present.

3. Closets



Observations:
• The closet is in serviceable condition.

4. Doors



5. Electrical



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors



Observations:
• **Smoke Detectors**



8. Wall Condition

Materials: Drywall walls noted.



9. Window-Wall AC or Heat



10. Window Condition



11. Ceiling Condition

Materials: There are drywall ceilings noted.



12. Patio Doors

Observations:

- **Sliding Patio Doors**



13. Screen Doors

Observations:

- Sliding door screen is functional.





Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom

2. Cabinets



Observations:

- No deficiencies observed.

3. Ceiling Condition



4. Counters



Observations:

- Solid Surface tops noted.

5. Doors



6. Electrical



Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI



8. Exhaust Fan



Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition



Materials: Ceramic tile is noted.

10. Mirrors



11. Plumbing



12. Showers



Observations:
• functional



13. Shower Walls



Observations:
• Ceramic tile noted.

14. Bath Tubs



Observations:
• Tub

15. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.

16. Sinks



Observations:

- Handle for cold water on left sink is loose. Contact a qualified contractor to repair/replace if needed.

17. Toilets



Observations:

- Operated when tested. No deficiencies noted.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets



Observations:

- No deficiencies observed.

2. Counters



Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.
- Grout cracking along the backside of sink

3. Dishwasher



Observations:

- Operated.



4. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.

5. Microwave



Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

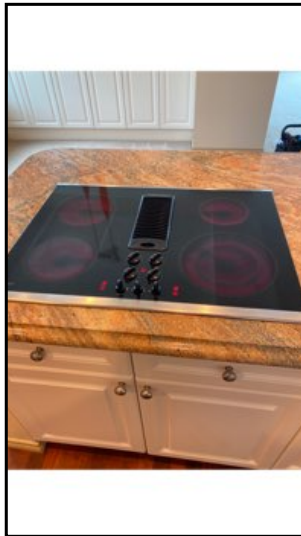


6. Cook top condition



Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.



7. Oven & Range



Observations:

- Oven: Electric radiant heating coils or infrared halogen.



8. Sinks

Observations:
• ****DRAINS****



9. Vent Condition



10. Window Condition





11. Floor Condition

Materials: Hardwood flooring is noted. • Small scratches near refrigerator



12. Plumbing



13. Ceiling Condition



14. Security Bars

Observations:

- No security bars are present in this room.

15. Electrical



16. GFCI

Observations:

- **GFCI** in place and operational.



17. Wall Condition

Materials: Drywall walls noted. Small crack in drywall by west dining window. Continue to monitor and repair or replace as needed







Laundry

1. Locations

Locations: South East#3

2. Cabinets

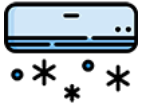


3. Dryer Vent



4. Electrical





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats



Observations:

- Location: kitchen





Water Heater



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: Laundry room



2. Main Amp Breaker

Observations:

- 150 amp



3. Breakers in off position

Observations:

- 0



4. Cable Feeds



5. Breakers



Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date