



Dream Home Inspections

www.timinspects.com

415 Second Ave.
(970) 368-2668

Frisco

CO 80443-1789

Inspection Report



Property Address:

123 Dream Home Way
Frisco, CO
80443

Prepared for: Tim Nixon

Inspector: Tim Nixon

Inspection date: 3/28/2014



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General Information

Property Information

Address:	123 Dream Home Way	Frisco	CO	80443	
Property Type:	Single Family	Bedroom:	4	Bathroom:	4
Year Build:	2004	Square Footage:	3841		

Client Information

Name:	Tim Nixon
Address:	415 Second Ave. Frisco CO 80443
Phone:	(970) 368-2668
E-mail:	tim@timinspects.com

Inspection Information

Inspection Date:	3/28/2014	Inspection Time:	8:30 AM	
Weather:	Sunny Skies	Occupied:	Temperature:	32f
Inspector:	Tim Nixon	Inspection Price \$:	\$600 +	

Additional Comments

Your Custom Home Inspection Report. A Dream Home Inspections report is perfect for both buyers and sellers. That's because your personalized home inspection report features a picture for every comment and concern.

About Dream Home Inspections: Tim Nixon is a certified Colorado Homeowner Builder, since 1985 and personally performs every inspection. As a construction and mechanical generalist who has worked in most every aspect of construction, he has the experience and tools for your home inspection.

Infrared Thermography Included Free. Tim sees the whole picture with the help of a high quality infrared camera. This helps to find problems like leaking roofs, wet floors, and poor insulation. An IR camera is the best tool for inspecting in-floor radiant heat. This service is so critical for a complete home inspection that it is included FREE.

Radon Gas Testing is Recommended for Single Family Homes. Radon gas is radiation from the earth. A building acts as a vacuum and sucks it in. Over half of tested homes in Summit County are above the EPA safe level. When ordered, this is a required 48 hour radon gas test with immediate results. The average cost for installing a radon gas mitigation system is \$2,000. This becomes a negotiable issue between buyers and sellers when the test results are known. This separate report is only \$125 when included with your home inspection.



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Introduction

Scope of Inspection:

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home and to identify any items in need of attention.

The inspection will be performed in compliance with generally accepted standards of practice for the International Association of Certified Home Inspectors.

Please read this entire report for additional comments. Items of concern are at the beginning of this report.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

The following report includes comments, concerns and suggested upgrades in alphabetical order.

Concerns:

Electrical:

Exterior:

Foundation:

Garage:

Heating:

Interior Rooms:

Kitchen:

Plumbing:

Roof:

Summary:



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Concerns

Roof

Condition: Poor-Out of Condition

Comments :

The roof is the main source for water damage and can be an expensive repair. Inspection includes describing the roofing material, its construction, condition, and checking the interior of the building with an Infrared camera for existing water intrusion.



Washer/ Dryer

Condition: Broken-Not Functioning

Comments :

Most homes in Summit County come with a washer and dryer. This means that existing hoses and ventilation are kept in place when they are normally replaced. The washer and dryer are operated and the connections inspected.



Retaining wall

Condition: Repair-Adjustment

Comments :

Retaining walls and grading of the property are inspected and reported when they may adversely affect the structure, especially due to moisture intrusion. This rock wall turned the back patio into a catch basin that flooded the basement during a heavy rain storm.



Stairs

Condition: Safety Concern

Comments :

Stairways are the sites of a surprising number of injuries. This is because of steps that are loose and of different heights. There may also be missing, loose or non standard handrails. Homeowners may not even be aware that their stairs are dangerous because they get used to them!



Sample Checklist Items

Windows

Condition: See Comments

Comments :

Windows are described and most are operated because they can stick, rot and fog between the window glass or the "glazing". (Our reports try to use common terminology and avoids terms like "glazing")



Kitchen

Condition: See Comments

Comments :

All appliances are operated and described. Cabinets and doors are opened, the counter top is checked for cracks and the floor is inspected for previous water damage.



Garage

Condition: See Comments

Comments :

Garages are inspected for safety features like a safe firewall to the living space, testing automatic door safety sensors and testing for proper automatic door operation.



Deck

Condition: See Comments

Comments :

Many decks are homeowner built and are simply not build correctly. The most dangerous situation is where the deck is not secured correctly to the building. Deck inspection includes testing of handrails, steps and the general construction and condition of the structure.



Bathrooms

Condition: See Comments

Comments :

All toilets, sinks, faucets, tubs and showers are inspected for leaks, stability, drainage and inspected with an infrared camera for signs of current moisture.



Electrical

Condition: See Comments

Comments :

Electricity is an essential part of our lives. However, it has the potential to cause great harm. Light switches and outlets are tested. Special ground fault (GFIC) outlets are identified, and smoke and CO alarms located. The interior of the service panel is inspected for proper wiring technique and damage.



Rooms

Condition: See Comments

Comments :

A representative number of doors and windows are inspected by opening and closing them; The walls, and ceilings are inspected for cracks, water damage and any irregularities are noted.

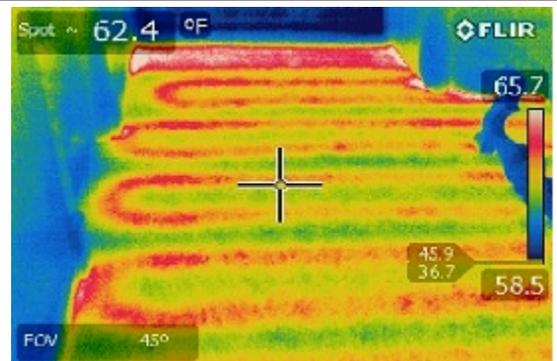


Heating

Condition: See Comments

Comments :

The heating system is run using normal operating controls. The checklist includes if the system is vented and will drain properly when a pressure valve opens. Baseboards, ducts, and filters are inspected with in-floor radiant heat scanned with an infrared camera. Zones are described and tested.



Foundation

Condition: See Comments

Comments :

The foundation is described and inspected for observed indications of active water penetration, for wood in contact with soil and report any observed indications of possible foundation movement.



Water heater

Condition: See Comments

Comments :

The hot water heater is described and inspected for proper operation, signs of corrosion, rust and the date of installation is reported when discovered.



Exterior

Condition: See Comments

Comments :

Exterior inspection includes describing the siding and its condition. Items include any stone work, the exterior doors, window trim, deck construction, stairways, balconies, railings and wall vents .



Water source

Condition: See Comments

Comments :

Knowing the water source is the difference between just paying a water and sewer bill or becoming the proud owner of a well and septic system. With a well system, we perform a flow test and recommend that a septic system be inspected once a year by a specialist.





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Beyond the Scope

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling.

Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following outside the scope this inspection:

Private water or private sewage systems.

Saunas, steam baths, or fixtures and equipment.

Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.

Water softener/ purifier systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms or personal property.

Adequacy or efficiency of any system or component.

Prediction of life expectancy of any item.

Building code or zoning ordinance violations.

Geological stability or soils condition.

Structural stability or engineering analysis.

Termites, pests or other wood destroying organisms.

Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.

Building value appraisal or cost estimates.

Condition of detached buildings.

Pool or spas bodies and underground piping.

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Report Summary

3/28/2014

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important information.

Concerns

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Poor-Out of Condition

Comments

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